



**NOTICE OF A
VINEYARD CITY COUNCIL MEETING
March 14, 2018 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a Work and Regular Session of the Vineyard City Council meeting on Wednesday, March 14, 2018, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following: (clicking on the blue wording will take you to the documents associated with the agenda item.)

AGENDA

WORK SESSION

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

3. OPEN SESSION – Citizens’ Comments

(15 minutes)

“**Open Session**” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

4. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

5. STAFF REPORTS

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- City Attorney – David Church
- Utah County Sheriff’s Department – Sergeant Holden Rockwell
- Community Development Director – Morgan Brim & Planning Commission Chair Cristy Welsh
- City Recorder – Pamela Spencer
- Building Official – George Reid
- Water/Parks Manager Sullivan Love - Timpanogos Special Service District - Board Member

6. DISCUSSION ITEMS

No items were submitted.

REGULAR SESSION

7. MAYOR'S APPOINTMENTS

No items were submitted.

8. CONSENT ITEMS

- a) Approval of the February 28, 2018 City Council Meeting Minutes

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Youth Council Structure Amendments (15 minutes)

Youth Council Advisor Jim Welsh will present requested changes to the Vineyard Youth Council structure. The mayor and City Council will take appropriate action.

9.2 PUBLIC HEARING – 2017-2018 FY Budget Amendment Resolution 2018-03

City Manager/Finance Director Jacob McHargue will present amendments to the 2017-2018 Fiscal Year Budget. The mayor and City Council will hear public comment regarding these amendments. The mayor and City Council may act to approve (or deny) this request by resolution.

9.3 DISCUSSION AND ACTION – Holdaway Cove Preliminary Plat (15 minutes)

The applicant is proposing to subdivide an existing lot of 3 acres into seven (7) individual lots. The subject property is located at 220 S. Holdaway Rd. and is within the R-2-15 zoning district. The mayor and City Council will take appropriate action.

9.4 DISCUSSION AND ACTION – Waters Edge James Bay Preliminary and Final Plat (15 minutes)

The applicant, Flagship Homes, is resubmitting a preliminary plat along with a final plat application for the James Bay subdivision within Waters Edge. The subject property is located south of 400 North and immediately adjacent to the Utah Lake. The plat indicates that there are 28 buildable lots on approximately 21.47 acres with 2.48 acres of open space. The mayor and City Council will take appropriate action.

9.5 PUBLIC HEARING – Zoning Ordinance Amendment 2018-02

Community Development Director/City Planner Morgan Brim will present text amendments to the Zoning Ordinance, including: Chapter 15.34 Supplementary Development Standards, Section 15.34.190 Drive-Thru Facilities to provide building design standards for material, fenestration and buildings located on street corners; amending residential distance requirements, providing an exception for drive aisles to be located between the front façade and front property line, establishing drive aisle dimensions, providing requirements for screening and landscaping, restricting placement of menu boards, providing walkway requirements, and establishing zoning graphics to illustrate standards.

Amending Vineyard Zoning Ordinance Chapter 15.12 Establishment of District and Zoning Tables, Section 15.12.050, District Use Table, adding Drive-Thru Facilities as a permitted use in the RMU, FMU, RC and M Districts with reference to table note 7 which references Section 15.34.190, Drive-Thru Facilities. Including requirements to obtain a Conditional Use Permit for Drive-Thru Facilities with drive aisle located between the building front façade and front property line. The mayor and City Council may act to approve (or deny) this request by ordinance.

9.6 DISCUSSION AND ACTION – Consideration of a Vineyard Tree Manual, Tree Relocation Plan, and the Hiring of an Arborist Consultant *(15 minutes)*

Community Development Director Morgan Brim will be presenting, on behalf of the staff working committee, a request for the approval of a Vineyard Tree Manual, a Tree Relocation Plan, and the hiring of an Arborist Consultant. The mayor and City Council will take appropriate action.

9.7 TRAINING – Open and Public Meetings Training

City Attorney, David Church, will present annual training on Open and Public Meeting procedures and requirements. The City Council as well as members of the Planning Commission will attend this training. This training is provided annually pursuant to Section 52-4-104 of the Utah State Code.

10. CLOSED SESSION

The mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

11. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is March 28, 2018.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall, the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: March 12, 2018

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER

**MINUTES OF A WORK AND REGULAR SESSION
OF THE VINEYARD CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
February 28, 2018 at 6:00 PM**

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd

Absent

Councilmember Nate Riley

Staff Present: City Manager/Finance Director Jacob McHargue, Treasurer Mariah Hill, Public Works Director/Engineer Don Overson, Assistant City Engineer Chris Wilson, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Water/Parks Manager Sullivan Love, Building Official George Reid, City Recorder Pamela Spencer, Planning Commission Chair Cristy Welsh

Others Present: Planning Commission members Anthony Jenkins, Jeff Knighton, Bryce Brady, Stan Jenne, and Shan Sullivan, Heritage Commission Chair Tim Blackburn, residents David Lauret, Sherry Teschner, farmer Paul Opfow, Jeff Gochmour, John West, and Eric Gaoiran with Cottonwood Partners, Stewart Park with Anderson Geneva

6:00 PM WORK SESSION

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Flake gave the invocation.

OPEN SESSION – Citizens' Comments

Mayor Fullmer called for public comments. Hearing none, she closed the public session.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Flake reviewed the legislative bills that would affect municipalities. He said that at the Lake Commission meeting he attended, there was a report about a project to dredge the lake and add infrastructure, etc.

Councilmember Judd reported that he attended an Economic Summit held in Utah County. He gave a summary from the meeting. Highlights were:

- Utah still leads the nation in terms of job growth
- Unemployment rates are continuing to drop
- More people moving in than out
- Strong wage growth
- Rising interest rates
- Job market growth moderating
- Cannot keep up with housing

Councilmember Judd felt that including Vineyard in the Silicon Slopes demographic would be key to getting good employers here. Mr. Brim mentioned that with low unemployment the overall growth would start to taper off.

Mayor Fullmer asked council and staff to let her know if there were any boards that they wished to sit on. She reported that she had been able to network with the state legislators. She mentioned that she would be sitting on a panel for the Homeowners Association where she would be able to talk about Vineyard. She suggested that council and staff attend the breakfast meetings that were being held on Saturday mornings to network with legislators. She reported that new carpet had been installed in the café library at City Hall.

STAFF REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that HB 175 had passed out of the house and was going to the Senate. From a policy standpoint, the city needed to oppose it. He suggested that everyone reach out to the senators. There was a discussion about the bill.

Mr. McHargue reported that Republic Services would be changing the garbage collection days. He said that the garbage pickup day would change from Tuesday to Wednesday to help with the growth they were experiencing in the county. For now, they would leave recycling on Tuesday. He said that this would be effective April 1. He said that Reese with Republic Services wanted to remind everyone that the residents didn't have a garbage time but a garbage day.

Mr. McHargue mentioned that there would be an amendment for the 2017-2018 Fiscal Year Budget at the next council meeting. He reported that staff had met with Orem to discuss the future fire station location. He said that they were looking at the northeast side of the city.

Mr. McHargue reported that staff was working on contracts with Lindon for an easement for Rocky Mountain Power and a shared utility agreement.

Public Works Director/Engineer – Don Overson – Mr. Overson had no new items to report. Mayor Fullmer mentioned that residents had been asking about the city providing street sweepers. Mr. Overson explained that they required the developers to clean up the streets and now the city needed to take care of subdivisions that were built out. He said that they were looking at contracting with someone to come in and clean the streets. He explained that most of the complaints were coming from residents who were living in subdivisions that were still being built. He said that if he had accurate information then he could have staff take care of it as quickly as possible. There was a discussion about the Stormwater Pollution Prevention Plan (SWPPP).

Mayor Fullmer mentioned that they had had discussions about parking, snow removal and if streets were public or private. Mr. Overson said that he would color code the city map with the street designations and put it on the website.

Councilmember Judd asked if there had been any progress made in changing the right turn only lane on the Vineyard Connector at Geneva Road going east to a right turn and through lane. Mr. Overson explained that he had requested that UDOT look at it and UDOT felt that there was not enough traffic. He said that he had requested that UDOT look at it again.

Mayor Fullmer asked about the street lights on 400 and 460 North. Mr. Overson replied that the lights had been installed and that they were waiting for power connections. Mr. McHargue remarked that there had been a work order issued.

99 City Attorney – David Church – Mr. Church was excused.

100
101 Utah County Sheriff’s Department – Sergeant Holden Rockwell – Sergeant Rockwell had no
102 new items to report. Mayor Fullmer thanked the Sheriff’s Department for the work they did on
103 the day it snowed.

104
105 City Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

106
107 Building Official – George Reid – Mr. Reid reported on the development and building bills in
108 the legislature. He reported that the basement finish was expected to be completed by the end of
109 March.

110
111 Water/Sewer Operator Sullivan Love – Mr. Love gave a brief history of the Timpanogos Special
112 Service District (TSSD). He explained that the TSSD manager was resigning after 10 years as
113 the manager with 30 plus years of service.

114
115 Mr. Love mentioned that there was a company that had a renewable energy idea that would use
116 green waste and turn it into energy with the potential to use wastewater as well.

117
118 Community Development Director – Morgan Brim and Planning Commission Chair Cristy
119 Welsh – Ms. Welsh reported that the Planning Commission was working on an amendment to
120 the drive-thru code. She stated that they would need outside help to work on the General Plan.
121 Mr. McHargue explained that the cost for the outside help was part of the proposed budget
122 adjustment.

123
124 Mr. Brim reported that he had attended a Mountainland Association of Governments (MAG)
125 Roundtable Economic Development Luncheon. He said that they spoke with the Aviation State
126 Board who was doing an analysis of every airport in the state. He noted that there were 47
127 airports in Utah. He said that they would be interviewing every city being served by these
128 airports. He mentioned that airports were the gateway to economic development.

129
130 Mr. Brim reported that there was a 100,000 square foot office and warehouse facility being built
131 in the northern area of Vineyard. He mentioned that he had been approached by an entertainment
132 company who wanted to do a large venue such as a family fun center. He noted that Milltown
133 had buildings C & D going through the site planning process. He said that O’Reilly’s Auto Parts
134 was in the process of preparing their site plan. He anticipated that Starbucks would be going
135 through the development process soon.

136
137 He reported that he had met with Lindon in regards to a 15-acre parcel they were selling. He said
138 that Knight West who was doing a development in the Vineyard industrial area would be
139 purchasing about 10 acres for development and leaving 5 acres for a park and trailhead.

140
141 **DISCUSSION ITEMS**

142 No items were submitted.

146
147
148 **MAYOR'S APPOINTMENTS**

149 Planning Commission.....2 vacancies

150
151 Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

152
153 Mr. Brim introduced the candidates who were being recommended to fill the vacant planning
154 commission positions. He said that the recommendation was to promote commission members
155 Bryce Brady and Jeff Knighton from the alternate position to regular position and appoint
156 Stanley Jenne and Shan Sullivan as alternate members.

157
158 Residents Shan Sullivan living on 460 North, Stanley Jenne living in The Shores subdivision,
159 Jeff Knighton living in the Concord Apartments and building a house in the Cascade subdivision,
160 and Bryce Brady living in The Elms subdivision each introduced themselves.

161
162 Councilmember Judd noted that it was nice to see that the commission had representation from
163 throughout the city.

164
165 **CONSENT ITEMS**

- 166 a) Approval of the January 19, 2018 City Council Retreat Minutes
167 b) Approval of the January 24, 2018 City Council Meeting Minutes
168 c) Approval of Purchases

169
170 Mayor Fullmer called for a motion.

171
172 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEMS.
173 COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
174 COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER
175 RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

176
177
178 **BUSINESS ITEMS**

179 **9.1 DISCUSSION AND ACTION – MAG Pre-disaster Hazard Mitigation Plan Resolution**
180 **2018-02**

181 City Manager Jacob McHargue will present the Mountainland Association of Governments'
182 Hazard Mitigation Plan. The mayor and City Council will take appropriate action.

183
184 Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

185
186 Mr. McHargue explained that Mr. Overson had been involved with MAG in updating their
187 Hazard Mitigation Plan for the county. He stated that staff was asking the council to accept this
188 plan. He said that Mr. Overson had helped to evaluate their plan for Vineyard and the only
189 concern was liquefaction.

190
191 Councilmember Judd asked if there was anything the city could do about liquefaction. Mr.
192 Overson explained that the most important thing that could be done was how the homes were
193 built. There was a discussion about liquefaction.

194
195 Councilmember Judd noted that there was a section on the north side of the lake, in Vineyard,
196 that had a fire potential and asked how the city would mitigate it. Mr. McHargue replied that the

city had signed an agreement with the state and other organizations that allowed them to coordinate their efforts to clean up the area.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT THE MOUNTAINLAND PRE-DISASTER HAZARD MITIGATION PLAN RESOLUTION 2018-02. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

9.2 DISCUSSION AND ACTION – Naming of Public Lands and Facilities Policy and Application

Heritage Commission Chair Tim Blackburn is requesting approval of the Naming of Public Lands and Facilities Policy and Application. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Heritage Commission Chair Tim Blackburn.

Mr. Blackburn gave a brief report on the Heritage Commission and the Heritage Foundation. He stated that they were able to receive donations from the community. He said that the second annual Heritage Day celebration was scheduled for May 12. Mayor Fullmer asked if the commission needed anything from the city. Mr. Blackburn responded that he had already been working with staff but they were open to donations. He said that the foundation would be distributing letters to solicit donations from the businesses in and surrounding Vineyard to help with the foundation.

Mr. Blackburn mentioned that they had been working on relocating the vintage farm equipment and thanked the staff for their help.

Mr. Blackburn reviewed the proposed Naming of Public Lands and Facilities Policy and Application. The policy would include a process that would have it vetted and reviewed by staff. It would then go to the Parks and Trails Committee for approval before being presented to the council for approval.

Mayor Fullmer called questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE NAMING OF PUBLIC LANDS AND FACILITIES POLICY AND APPLICATION. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

9.3 DISCUSSION AND ACTION – Lease of 11-Acre Parcel

City Manager/Finance Director Jacob McHargue will present a proposal for the use of the 11- acre parcel west of Gammon Park. The mayor and City Council will take appropriate action.

Mr. McHargue asked for direction from the council on the leasing of the land. He gave a brief background on the use of the property and purchase of the 11-acre parcel from the Robins family. He explained that staff would like to keep the land in the greenbelt for the next couple of

years for tax purposes. He noted that there was a farmer who would potentially like to lease the land.

Mayor Fullmer asked how the contract would work if there was a future project that the city wanted to start sooner. Councilmember Judd and Mr. McHargue both agreed that the lease would be an annual contract.

Councilmember Judd asked if the city had purchased the water rights. Mr. Overson replied that they were in the process of proofing the water rights.

Motion: COUNCILMEMBER JUDD MOVED TO MOVE FORWARD WITH THE ANNUAL LEASE AGREEMENT ON THE 11-ACRE PARCEL THAT WAS JUST PURCHASED BY THE CITY. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

9.4 DISCUSSION AND ACTION – Municipal Code Amendment

City Recorder Pamela Spencer will present an ordinance to amend the Municipal Code to add parking restrictions during winter months. The mayor and City Council may act to approve (or deny) this request by ordinance.

Mayor Fullmer explained that this amendment was for snow removal. She asked if there were any questions.

Councilmember Judd felt that a survey should be done before they approved a snow removal ordinance. He also requested that signs be installed during the winter months. He suggested that the parking ordinance could affect not only snow removal but street sweeping as well.

Mayor Fullmer felt that they needed to consider that they did not have an ordinance for removal of vehicles when it snowed. She stated that they needed to approve something tonight and then they could amend it later.

Sergeant Rockwell stated that without an ordinance the Sheriff's department could not tow vehicles unless they were parked illegally. He said that they would knock on doors before they towed the cars.

Mayor Fullmer explained that after the last snow storm cars were getting stuck in the road and snow plows could not get through because cars were parked on the streets. Sergeant Rockwell noted that they could tow the cars if they were in a travel lane and if there was an emergency and the emergency vehicles could not get through.

Councilmember Flake asked if, as it was written now, there was no clause for towing.

Ms. Spencer read the recommended code amendment, which included a clause for removing vehicles. Mayor Fullmer explained that the reason for the alternative recommendation was to allow subdivisions that did not have adequate parking a way to still park on the street.

Resident Anthony Jenkins living in the LeCheminant subdivision noted that every family home had four parking stalls for off-street parking. Mayor Fullmer mentioned that they could adjust the ordinance to state "only when it snowed." Councilmember Earnest liked the idea of a blanket statement rather than an odd and even day and that they also include signage. He felt that something needed to be done.

301 Mayor Fullmer stated that she liked the simple solution of getting the cars off of the roads when
302 it was snowing and towing cars if they were not moved and then get the survey out to see what
303 would work for the communities.

304
305 Councilmember Earnest reiterated that they would be approving a code now and then adjust it
306 later.

307
308 Ms. Spencer explained that they could separate out each subdivision in the code.

309
310 Mr. Overson explained that the roads were narrow in most of the subdivisions. He felt that they
311 should make it a rule across the board.

312
313 Resident Cristy Welsh living in the Parkside subdivision asked if it was possible to do a time-
314 frame for parking restrictions. Councilmember Earnest replied that the recommended code
315 already stated no parking from 12:00 AM to 8:00 AM.

316
317 Councilmember Flake asked what the recommended code was. Councilmember Earnest asked if
318 they were going to approve the code as recommended with the ability to amend as needed. Ms.
319 Spencer explained that they did not have to include the ability to amend the code in the motion
320 but could just amend it at a later date. Councilmember Earnest stated that he liked the way the
321 ordinance was written.

322
323 Councilmember Judd felt that council was weighing the concern of allowing people to park on
324 the street or not. He felt that adopting the code as written would be prudent and then get the
325 information out to the residents as soon as possible. He also felt that there needed to be some
326 leeway until they were able to get the word out. Sergeant Rockwell commented that the deputies
327 would always try to contact the owners of the vehicles first before towing.

328
329 Mr. McHargue stated that they would put it out on social media and the Everbridge notification
330 system. He explained that the system would send out texts, phone calls, and emails, and
331 depending on how the notification was set up, residents may need to respond that they had
332 received the message. Residents could get several notifications until they responded. He
333 mentioned that most people were signed up through their utility account. Mayor Fullmer stated
334 that they had put out a notice to sign up for the service and could repost it. Mr. McHargue
335 commented that when they first started the program they had about 1600 individuals signed up
336 and now there were about 1900. He noted that anyone could sign up through the website. There
337 was further discussion about the noticing system.

338
339 Mayor Fullmer suggested that they start thinking about questions they would like included on the
340 survey. She then called for a motion.

341
342 **Motion:** COUNCILMEMBER EARNEST MOVED TO ADOPT ORDINANCE 2018-01
343 AMENDING THE VINEYARD MUNICIPAL CODE TO INCLUDE A PROHIBITION ON
344 CERTAIN WINTER TIME PARKING TO HELP FACILITATE SNOW REMOVAL WITHIN
345 THE CITY AS WRITTEN. COUNCILMEMBER JUDD SECONDED THE MOTION.
346 MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE.
347 COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

353
354 **9.5 DISCUSSION AND ACTION – Center Street Overpass Permit**

355 City Manager/Finance Director Jacob McHargue will present the steps necessary to obtain a
356 permit for the Center Street Overpass to cross the Union Pacific Railroad tracks. The mayor
357 and City Council will take appropriate action.

358
359 Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

360
361 Mr. McHargue noted that this was the biggest project that they had undertaken in the last five
362 years. He said that he had taken the information from the retreat and looked into possible funding
363 sources. He believed that they had the funding figured out so that they could start the project this
364 year. He explained that the permit, once acquired, would only last a year. There was a discussion
365 about the permit process.

366
367 Mayor Fullmer stated the if the council had any questions or concerns they could wait to approve
368 the permit until after the budget discussion.

369
370 Councilmember Judd asked if this was an approval to spend the \$60,000 or to apply for the
371 permit. Mr. Overson replied that they had to sign a contract for a certain dollar amount just to
372 start the review process and then they could apply for the permit. He said that it could take a
373 couple of months to obtain the permit.

374
375 Mr. McHargue stated that the city had the air rights to an overpass but did not have the permit.
376 Mr. Overson explained that they obtained the air rights at two different locations when they gave
377 up the 400 North at-grade crossing. There was further discussion about the air rights.

378
379 Councilmember Judd stated that he felt comfortable about moving forward but wanted to
380 understand the financing for the construction of the overpass. Mr. McHargue explained that they
381 currently had about \$4 million in the General Fund for unbalanced capital projects. He said that
382 they were estimating over \$2 million in impact fees. He said that the project was intended to be a
383 joint project with the RDA and had received approval from the state to use their loan for this
384 project. He said that they would pay the balance of the cost with RDA funds, which could be a
385 loan and be paid back with impact fees. He noted that they could fund the entire project from the
386 RDA and then the city could pay it back. There was further discussion about how to fund the
387 project.

388
389 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE SPENDING OF THE
390 \$60,000 FOR THE APPLICATION TO UNION PACIFIC TO START THE PROJECT.
391 COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,
392 COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER
393 RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

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395
396 **CLOSED SESSION**

397 No closed session was held.

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400 **ADJOURNMENT**

401
402 Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:26 PM.
COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER
RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is March 14, 2018.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Date: 3.14.2018

Agenda Item: 9.1

From: Jim Welsh

Department: Youth Council

Subject: Youth Council Structure

Background/Discussion:

The Vineyard Youth Council was originally established in May 1996 as a five-member council, consisting of a Youth Mayor and 4 Committee Chairpersons. As the new Youth Council Advisor and having served on or been involved with other Youth Councils I felt that it was time to update how the Youth Council was structured to allow as many youth, as want to, to participate.

Fiscal Impact: N/A

Recommendation:

It is my recommendation that the attached document regarding how the Youth Council is structured be approved. This also includes an updated application.

Alternatives:

Attachments:

Youth Council Structure.

YOUTH COUNCILS

The first Youth Council was established as a cooperative project between locally elected officials in Hyrum, Utah, and have been organized in over seventy Utah communities. Youth Councils are youth education and development programs that use hundreds of community volunteers from throughout Utah who teach adolescents how to work within the American political system.

The “Youth Council Program” focuses on the four areas of;

- 1) Leadership, education, and development
- 2) Providing practical local government knowledge and experience
- 3) Increasing communication between youth and adults
- 4) Providing service opportunities for young people to contribute too, and benefit from their communities

The “Youth Council” program educates young people to be responsible, contributing citizens when they reach adulthood.

The Association of Youth Councils was organized in March of 1992, with the support and encouragement of the Utah State University Administration because the success of the program had outgrown the financial and personnel resources of USU.

Over the years, many Utah Mayors, City Council members, and concerned community citizens have felt the need to offer a proven community service and leadership training program to their young people. The Youth Council program is meeting these need in cities and towns throughout Utah. The program is providing both service and educational opportunities for young people. Participation in a local Youth Council group will teach adolescents the skills they’ll need to become a better prepared work force, better educated citizenry, and a better trained corps of future business and civic leaders.

GOALS OF YOUTH COUNCIL:

THE YOUTH COUNCIL PROGRAM BUILDS YOUTH BY:

- * SERVING IN A LEADERSHIP CAPACITY
- * ACCEPTING RESPONSIBILITY
- * LEARNING TO WORK AS A TEAM
- * LEARNING HOW TO PLAN AN AGENDA, CONDUCT A MEETING, GIVE REPORTS, AND BE ACCOUNTABLE FOR ASSIGNMENTS
- * DEVELOPING SELF CONFIDENCE THROUGH SERVICE



YOUTH COUNCIL

PURPOSES:

1. Help youth appreciate and understand role of Government.
2. To help the Mayor and Council solve problems and accomplish the goals of this community.
3. Encourage youth and adult involvement in town city meetings and activities.

The youth city government officials will be elected by their peers (third week in July) and appointed by the Mayor and Council by the third week in August.

The Youth City Council shall create the following permanent committees to assist the council in carrying out their plans, goals, and projects. The members of the committees are to be appointed by the Youth City Council with the approval of the mayor and Town City Council. Committee membership shall be for a one (1) year period.

The committees shall be named as follows:

1. **Service** – Elderly, crime prevention, bicycle clinic, etc.
2. **Activity** – Assist in town city celebrations, Easter Egg hunt, Summer Celebration, Halloween Activity, etc.
3. **Beautification** – town city cleanup, conservation, recycling, etc.
4. **Meetings and Election** –
 - a) town City meeting fliers -newsletter distribution.
 - b) Encourage voter registration.
 - c) Get out the vote campaign.
 - d) Conduct sample youth elections.
 - e) Assist the recorder setup for VYC meetings.

Youth City Council will consist of seven members – a Youth Mayor, Youth Recorder, Youth City Manager, and four Committee Chairpersons. Requirements to serve on the VYC are as follows.

1. Must be a resident of the ~~town~~ city for at least three months.
2. Must be at least in the 8th grade, and not yet a graduate of High School.
3. Must be at least in the 10th grade to serve as Mayor of Youth Council.

Requirements to remain on Youth Council.

1. Remain a resident of town the city.
2. Attend at least 75% of all VYC meetings.
3. Attend at least 75% of VYC service projects
4. Fulfill the responsibilities of the office held.
5. Set a proper example for the youth.

Those wishing to serve on Council must complete a Youth Council Information sheet and submit it to the Advisors.

1. Youth Mayor shall be appointed by the Mayor and City Council and shall serve for 1 year (max.).
2. Committee chairs to be voted by the body of youth. (Everyone on a committee.)
3. All youth are encouraged to serve on a committee.
4. Youth Council members may be reappointed to same or other position.



YOUTH COUNCIL APPLICATION FORM

Full Name _____

Address _____

Cellphone # _____ Email _____

Birthdate _____ Age _____ Grade _____

Parents Name(s) _____

Telephone #'s (Home) _____ (Cell) _____

In case of Emergency notify _____

Telephone # _____ Relationship _____

Do you have a job? _____ How many hours do you work weekly? _____

* Youth Council positions I am interested in holding:

(Youth Mayor, Recorder, City Manager, Service, Activity, Beautification, Meetings and Elections)

1st Choice _____ Reason: _____

2nd Choice _____ Reason: _____

3rd Choice _____ Reason: _____

Other community involvements

* Parent Signature _____ Date: _____

Be sure to complete all lines preceded by an “*”. Return application to the Youth Council Advisor or to the City Recorder at pams@vineyardutah.org. The application can also be dropped off or mailed to the recorder at Vineyard, 125 South Main, Vineyard, UT 84058

**This sheet is reproducible and may be copied for all eligible members. **

RESOLUTION NO. 2018-03

A RESOLUTION AMENDING THE VINEYARD CITY BUDGET FOR THE 2017-2018 FISCAL YEAR.

WHEREAS, the city of Vineyard has previously adopted a budget for the 2017-2018 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the city needs to now amend that adopted budget; and

WHEREAS, a public hearing was duly noticed and was held on the 14th day of March, 2018 on the proposed amendments to the 2017-2018 fiscal year budget for the city of Vineyard.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF VINEYARD AS FOLLOWS:

1. The attached exhibit A hereby adopted as the amended 2017-2018 fiscal year budget for the city of Vineyard.
2. This resolution shall take effect upon passing.

Passed and dated this 14th day of March, 2018.

Mayor Julie Fullmer

Attest:

Pamela Spencer, City Recorder

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAXES	810,050	1,124,352	1,511,529	1,500,000	1,802,935	1,725,500	1,800,000	
3130 SALES TAXES	181,778	310,548	572,252	542,000	440,559	561,200	640,000	
3138 FRANCHISE TAX	224,372	281,701	278,766	306,000	196,165	357,600	311,800	
Total Taxes	1,216,200	1,716,601	2,362,547	2,348,000	2,439,659	2,644,300	2,751,800	
Licenses and permits								
3210 BUSINESS LICENSES AND PERMITS	6,510	10,130	13,701	10,000	11,124	12,000	12,000	
3221 BUILDING PERMITS	675,566	903,601	2,028,116	2,000,000	978,117	1,150,000	1,300,000	
Total Licenses and permits	682,076	913,731	2,041,817	2,010,000	989,241	1,162,000	1,312,000	
Intergovernmental revenue								
3356 CLASS "C" ROAD FUND ALLOTMENT	19,582	26,251	78,070	25,000	93,575	50,000	150,000	
3360 GRANTS	0	0	0	0	41,230	0	82,460	
Total Intergovernmental revenue	19,582	26,251	78,070	25,000	134,805	50,000	232,460	
Charges for services								
3410 DEVELOPMENT FEES	245,269	361,688	487,812	450,200	357,253	312,500	450,000	
3510 SANITATION FEES	43,694	85,160	132,114	119,800	137,993	163,500	176,400	
3520 INSPECTION FEES	177,044	202,116	214,311	150,000	32,248	150,000	150,000	
Total Charges for services	466,007	648,964	834,237	720,000	527,494	626,000	776,400	
Fines and forfeitures								
3710 LAW ENFORCEMENT FINES & FEES	7,018	17,863	36,358	10,000	0	25,000	25,000	
Total Fines and forfeitures	7,018	17,863	36,358	10,000	0	25,000	25,000	
Interest								
3660 INTEREST EARNINGS	18,941	37,545	112,663	20,000	71,612	75,000	100,000	
Total Interest	18,941	37,545	112,663	20,000	71,612	75,000	100,000	
Miscellaneous revenue								
3620 RENTS AND CONCESSIONS	1,050	1,125	975	3,000	600	3,000	4,000	
3640 HISTORY BOOK	30	210	300	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	2,825	3,300	1,049	3,000	463	1,000	1,000	
3690 SUNDRY REVENUES	1,188	168	1,328	0	214	0	0	
Total Miscellaneous revenue	5,093	4,803	3,652	6,000	1,277	4,000	5,000	
Contributions and transfers								
3699 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,500,000	0	0	2,841,300	
Total Contributions and transfers	0	0	0	1,500,000	0	0	2,841,300	
Total Revenue:	2,414,917	3,365,758	5,469,344	6,639,000	4,164,088	4,586,300	8,043,960	
Expenditures:								
General government								
Administrative								
4311 Admin SALARIES AND WAGES	272,415	371,373	340,010	360,000	288,141	389,400	392,700	
4313 Admin EMPLOYEE BENEFITS	49,714	82,462	68,934	90,700	53,189	101,600	101,500	
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHP	5,939	6,746	7,004	12,100	5,950	9,600	9,800	
4322 Admin PUBLIC NOTICES	2,111	1,285	2,020	2,500	1,963	3,000	3,000	

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
4323 Admin TRAVEL	5,694	6,974	14,680	17,100	9,184	19,800	20,300	
4324 Admin OFFICE SUPPLIES AND EXPENSE	8,480	15,559	38,243	43,500	9,384	24,500	24,500	
4325 Admin EQUIPMENT-SUPPLIES & MAINT	5,417	3,222	45,793	55,000	0	11,000	55,000	
4326 Admin INFORMATION SYSTEMS	11,355	35,374	72,476	75,500	28,390	50,500	50,500	
4327 Admin UTILITIES	26,082	33,260	54,751	66,800	38,860	75,900	75,900	
4328.0 Admin ADMINISTRATIVE COSTS	56,349	112,293	32,247	40,000	17,787	54,000	37,000	
4333 Admin EDUCATION & TRAINING	6,355	15,907	7,874	13,200	6,091	16,000	16,400	
4342 Admin BANK CHARGES	3,720	5,468	8,642	8,400	7,700	8,700	13,800	
4349 Admin ELECTIONS	393	1,606	62	0	5,412	4,000	6,000	
4351 Admin INSURANCE AND SURETY BONDS	14,855	20,628	38,154	43,500	29,029	41,500	41,500	
4374 Admin Capital Outlay	0	0	0	0	2,750,197	0	2,751,000	
Total Administrative	468,879	712,157	730,890	828,300	3,251,277	809,500	3,598,900	
Non-Departmental								
5031.1 Prof & Tech Services PLANNER	31,372	39,610	3,625	5,000	6,930	7,500	32,500	
5031.2 Prof & Tech Services ENGINEER	285,775	288,606	263,084	275,000	75,922	100,000	125,000	
5031.4 Prof & Tech Services AUDITOR	7,600	7,600	7,600	7,600	8,000	7,600	8,000	
5032.0 Prof & Tech Services LEGAL	14,400	14,160	14,400	15,000	9,600	15,000	15,000	
5051.0 Prof & Tech Services LIBRARY REIM FEES	3,656	6,330	9,556	10,000	11,672	18,000	19,300	
Total Non-Departmental	342,803	356,306	298,265	312,600	112,124	148,100	199,800	
Buildings and grounds								
5125.0 Buildings & Grounds EQUIPMENT MAINT	2,390	22,753	17,650	24,000	9,806	25,000	25,000	
5126.0 Buildings & Grounds SUPPLIES & MAINT	242	4,787	7,974	11,500	9,688	13,000	17,000	
51740 Public Works Capital Outlay	0	51,055	76,935	77,000	22,801	45,000	45,000	
Total Buildings and grounds	2,632	78,595	102,559	112,500	42,295	83,000	87,000	
Inspections								
5311 Building SALARIES & WAGES	86,990	79,057	416,669	482,400	342,750	581,300	519,800	
5313 Building EMPLOYEE BENEFITS	0	0	78,081	143,900	77,088	170,400	156,800	
5321 Building BOOKS & MEMBERSHIPS	0	135	4,317	4,900	1,177	3,500	3,500	
5323 Building TRAVEL	0	0	4,190	5,000	2,532	7,200	7,200	
5324 Building EDUCATION & TRAINING	0	0	8,066	7,800	6,987	11,700	14,700	
5325 Building OFFICE SUPPLIES	0	0	30,394	28,500	1,032	6,400	22,900	
5326 Building EQUIPMENT & MAINT	0	42	1,410	2,000	1,171	3,500	3,500	
5327 Building CONTRACT LABOR	0	0	106,979	110,000	86,733	217,200	120,000	
Total Inspections	86,990	79,234	650,106	784,500	519,470	1,001,200	848,400	
Total General government	901,304	1,226,292	1,781,820	2,037,900	3,925,166	2,041,800	4,734,100	
Public safety								
Police								
5431.0 Police LAW ENFORCEMENT	49,553	119,128	291,233	298,000	180,453	577,200	577,200	
5431.1 Police FIRE SERVICES	178,750	284,685	412,652	446,000	408,933	596,900	610,000	
5431.2 Police DISPATCH	8,480	9,989	9,569	15,000	14,719	20,000	25,000	
Total Police	236,783	413,802	713,454	759,000	604,105	1,194,100	1,212,200	
Total Public safety	236,783	413,802	713,454	759,000	604,105	1,194,100	1,212,200	
Highways and public improvements								
Highways								

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
6011.0 Public Works SALARIES AND WAGES	1,464	61,022	106,150	119,000	93,253	115,000	125,000	
6013.0 Public Works EMPLOYEE BENEFITS	0	3,893	15,328	34,000	12,256	37,000	40,000	
6023.0 Public Works TRAVEL	0	0	0	0	1,492	8,300	8,300	
6024.0 Public Works EDUCATION & TRAINING	0	0	0	0	2,168	10,000	10,000	
6025.0 Public Works EQUIPMENT-SUPPLIES & MAIN	7,154	15,361	11,991	36,000	33,255	36,900	119,400	
6031.0 Streets PROF & TECHNICAL SERVICES	28,300	32,380	124,039	103,500	43,394	103,500	103,500	
6032.0 Public Works REPAIRS & MAINTENANCE	16,583	134,373	31,969	35,000	8,719	40,000	40,000	
Total Highways	53,501	247,029	289,477	327,500	194,537	350,700	446,200	
Sanitation								
5235.0 Santitation SERVICES	36,886	71,611	106,186	122,500	103,092	136,100	166,800	
Total Sanitation	36,886	71,611	106,186	122,500	103,092	136,100	166,800	
Total Highways and public improvements	90,387	318,640	395,663	450,000	297,629	486,800	613,000	
Parks, recreation, and public property								
Recreation								
7211 Parks SALARIES AND WAGES	0	0	0	0	14,182	52,300	40,700	
7213 Parks EMPLOYEE BENEFITS	0	0	0	0	763	7,100	7,200	
7248.0 Public Works DEPT SUPPLIES	3,802	1,229	35,743	37,500	8,495	7,500	15,000	
7260.0 Parks SUPPLIES	4,872	7,927	4,794	10,000	9,048	13,000	13,000	
7270.0 Parks MAINTENANCE	41,572	37,847	68,530	70,000	50,832	120,000	195,000	
7276.0 YOUTH COUNCIL	8,728	8,413	12,405	13,000	3,158	15,000	15,000	
Total Recreation	58,974	55,416	121,472	130,500	86,478	214,900	285,900	
Total Parks, recreation, and public property	58,974	55,416	121,472	130,500	86,478	214,900	285,900	
Transfers								
9505.0 TRANSFER TO CAPITAL PROJ FUND	711,850	800,000	3,261,600	3,261,600	0	648,700	1,198,760	
Total Transfers	711,850	800,000	3,261,600	3,261,600	0	648,700	1,198,760	
Total Expenditures:	1,999,298	2,814,150	6,274,009	6,639,000	4,913,378	4,586,300	8,043,960	
Total Change In Net Position	415,619	551,608	(804,665)	0	(749,290)	0	0	

Vineyard City
Budgeting Worksheet
23 Impact Fees - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3810.0 INTEREST EARNINGS - PUBLIC SAF	500	367	0	0	0	0	0	
3820.0 INTEREST EARNINGS - ROADWAY	505	4,716	18,500	6,000	19,672	6,000	6,000	
3840.0 INTEREST EARNINGS - STORM SYST	3	4	6	0	5	0	0	
Total Interest	1,008	5,087	18,506	6,000	19,677	6,000	6,000	
Miscellaneous revenue								
3120.0 ROADWAY FACILITIES	639,264	887,385	1,589,437	487,200	935,297	487,200	1,200,000	
3150.0 STORM & GROUND WATER FACILTIES	44,682	67,499	48,528	50,000	21,231	50,000	50,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	0	0	706,800	364,000	
Total Miscellaneous revenue	683,946	954,884	1,637,965	537,200	956,528	1,244,000	1,614,000	
Total Revenue:	684,954	959,971	1,656,471	543,200	976,205	1,250,000	1,620,000	
Expenditures:								
Miscellaneous								
4061.0 ROADWAY FACILITIES	95,880	117,240	275,193	350,000	1,615,654	1,200,000	1,620,000	
4064.0 STORM & GROUND WATER FACILITIE	43,136	66,389	45,832	50,000	21,568	0	0	
Total Miscellaneous	139,016	183,629	321,025	400,000	1,637,222	1,200,000	1,620,000	
Total Expenditures:	139,016	183,629	321,025	400,000	1,637,222	1,200,000	1,620,000	
Total Change In Net Position	545,938	776,342	1,335,446	143,200	(661,017)	50,000	0	

Vineyard City
Budgeting Worksheet
45 Park Capital Projects - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

Vineyard City
Budgeting Worksheet
49 Capital Projects - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3010.0 TRANSFER FROM GENERAL FUND	711,850	800,000	3,261,600	3,261,600	0	526,900	653,960	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,440,000	0	356,900	3,359,010	
Total Contributions and transfers	711,850	800,000	3,261,600	4,701,600	0	883,800	4,012,970	
Total Revenue:	711,850	800,000	3,261,600	4,701,600	0	883,800	4,012,970	
Expenditures:								
Miscellaneous								
4031.0 PROF & TECHINAL SERVICES	0	0	0	0	486	0	0	
4032.0 CONSTRUCTION	169,667	489,167	1,398,911	1,440,000	191,737	812,000	718,000	
Total Miscellaneous	169,667	489,167	1,398,911	1,440,000	192,223	812,000	718,000	
Transfers								
4094.0 TRANSFER TO GENERAL FUND	0	0	0	0	0	0	2,750,200	
4096.0 TRANSFER TO WATER FUND	0	0	0	0	0	0	190,100	
4097.0 TRANSFER TO SEWER FUND	0	91,851	0	0	0	46,800	95,370	
4098.0 TRANSFER TO STORM WATER FUND	0	0	0	0	0	25,000	19,000	
4099.0 TRANSFER TO TRANSPORATION FUND	0	0	0	0	0	0	240,300	
4890 Budgeted Increase in Fund Balance	0	0	0	3,261,600	0	0	0	
Total Transfers	0	91,851	0	3,261,600	0	71,800	3,294,970	
Total Expenditures:	169,667	581,018	1,398,911	4,701,600	192,223	883,800	4,012,970	
Total Change In Net Position	542,183	218,982	1,862,689	0	192,223	0	0	

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710.0 WATER FEES	216,415	390,882	687,095	650,000	578,311	692,500	849,700	
3720.0 CONNECTION FEES	109,732	115,952	268,958	250,000	125,556	109,500	161,000	
3730.0 RECONNECTION FEES	0	0	0	1,000	0	1,000	1,000	
Total Operating income	326,147	506,834	956,053	901,000	703,867	803,000	1,011,700	
Operating expense								
4011.0 SALARIES AND WAGES	0	52,291	82,515	97,600	117,320	203,400	205,600	
4013.0 EMPLOYEE BENEFITS	0	2,265	14,361	29,400	19,619	57,900	60,300	
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	705	975	1,000	375	1,000	1,000	
4023.0 TRAVEL	0	0	0	1,800	500	2,700	2,700	
4025.0 EQUIPMENT-SUPPLIES & MAINT	49,253	93,596	157,577	160,000	128,286	113,000	173,000	
4027.0 UTILITIES	741	857	6,255	6,000	7,136	8,700	8,700	
4031.0 PROF & TECHNICAL SERVICES	27,551	5,748	16,068	15,000	5,445	5,000	5,000	
4031.2 CUWD PROJECT WATER ALLOT FEE	15,874	20,148	5,323	6,000	5,323	30,000	30,000	
4031.3 OREM - FISCAL YEAR -WATER BILL	179,343	217,588	260,744	264,000	276,247	272,600	332,500	
4031.5 LINDON - WATER BILL	8,249	9,241	7,239	9,000	18,905	9,000	30,000	
4031.6 CUWCD - WATER BILL	23,856	37,560	274,054	130,000	92,876	100,000	357,000	
4067.0 DEPRECIATION	69,041	68,530	68,530	0	0	0	68,530	
Total Operating expense	373,908	508,529	893,641	719,800	672,032	803,300	1,274,330	
Total Income From Operations:	(47,761)	(1,695)	62,412	181,200	31,835	(300)	(262,630)	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-CULNARY & IRRIGATIO	288,234	290,245	661,740	174,600	280,147	0	0	
3770 ADMINISTRATIVE COSTS	0	0	170	0	0	0	0	
3810.0 INTEREST EARNINGS	4,159	4,298	6,975	4,000	2,265	4,000	4,000	
3910 Transfer from general fund	0	0	0	0	0	0	190,100	
Total Non-operating income	292,393	294,543	668,885	178,600	282,412	4,000	194,100	
Total Non-Operating Items:	292,393	294,543	668,885	178,600	282,412	4,000	194,100	
Total Income or Expense	244,632	292,848	731,297	359,800	314,247	3,700	(68,530)	

Vineyard City
Budgeting Worksheet
52 Sewer Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710.0 SEWER FEES	68,886	173,175	393,652	380,000	344,131	427,000	507,030	
Total Operating income	68,886	173,175	393,652	380,000	344,131	427,000	507,030	
Operating expense								
4011.0 SALARIES AND WAGES	600	38,422	65,879	72,700	65,180	101,600	111,500	
4013.0 EMPLOYEE BENEFITS	0	2,265	11,218	23,900	11,165	30,500	26,000	
4023.0 TRAVEL	0	0	0	600	0	900	900	
4025.0 EQUIPMENT-SUPPLIES & MAINT	5,555	19,215	12,210	15,000	58,881	89,500	101,500	
4027.0 UTILITIES	9,237	10,287	7,045	13,000	13,727	13,000	20,000	
4031.0 PROF & TECHNICAL SERVICES	14,862	0	0	0	0	0	0	
4031.1 LINDON - SEWER BILL	3,798	2,685	1,231	5,000	2,767	5,000	5,000	
4031.2 OREM - SEWER BILL	27,197	33,185	44,118	42,000	18,547	42,000	37,500	
4031.3 TSSD- SEWER BILL	0	123,869	192,880	196,000	159,878	192,000	300,000	
4067.0 DEPRECIATION	262,775	262,772	262,774	0	0	262,800	262,800	
Total Operating expense	324,024	492,700	597,355	368,200	330,145	737,300	865,200	
Total Income From Operations:	(255,138)	(319,525)	(203,703)	11,800	13,986	(310,300)	(358,170)	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-SEWER	980,547	580,383	588,191	478,200	350,687	478,200	478,200	
3769.0 TSSD IMPACT FEE	0	0	2,784	0	0	0	0	
3910 Transfer from general fund	0	91,851	0	0	0	46,800	95,370	
3925 TRANSFER FROM RDA	889,931	0	0	0	0	0	0	
Total Non-operating income	1,870,478	672,234	590,975	478,200	350,687	525,000	573,570	
Total Non-Operating Items:	1,870,478	672,234	590,975	478,200	350,687	525,000	573,570	
Total Income or Expense	1,615,340	352,709	387,272	490,000	364,673	214,700	215,400	

Vineyard City
Budgeting Worksheet
53 Storm Water Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710 STORM WATER FEES	0	57,038	69,598	71,000	60,425	79,300	85,400	
3760 IMPACT FEE-STORM WATER	0	0	2,688	0	0	0	0	
Total Operating income	0	57,038	72,286	71,000	60,425	79,300	85,400	
Operating expense								
4011 SALARIES AND WAGES	0	40,455	48,637	50,650	45,714	67,200	66,800	
4013 EMPLOYEE BENEFITS	0	5,230	9,181	10,000	9,250	22,100	22,600	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	0	537	1,200	430	0	0	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	0	0	550	15,000	15,000	
4031 PROF & TECHNICAL SERVICES	0	500	550	550	0	0	0	
Total Operating expense	0	46,185	58,905	62,400	55,944	104,300	104,400	
Total Income From Operations:	0	10,853	13,381	8,600	4,481	(25,000)	(19,000)	
Non-Operating Items:								
Non-operating income								
3910 Transfer from general fund	0	0	0	0	0	25,000	19,000	
Total Non-operating income	0	0	0	0	0	25,000	19,000	
Total Non-Operating Items:	0	0	0	0	0	25,000	19,000	
Total Income or Expense	0	10,853	13,381	8,600	4,481	0	0	

Vineyard City
Budgeting Worksheet
54 Tansportation Utility Fund - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710 TRANSPORTATION UTILITY FEES	0	23,069	34,034	34,000	34,752	36,900	36,900	
Total Operating income	0	23,069	34,034	34,000	34,752	36,900	36,900	
Operating expense								
4011 SALARIES AND WAGES	0	4,268	6,506	6,700	3,813	5,400	5,400	
4013 EMPLOYEE BENEFITS	0	471	1,209	2,100	887	1,700	1,800	
4026 BLDG SUPPLIES & MAINTENANCE	0	0	0	700	0	0	0	
4031 PROF & TECHNICAL SERVICES	0	0	0	0	0	51,000	270,000	
4066 IMPACT FEE-TRANSPORTATION	0	0	527	0	0	0	0	
Total Operating expense	0	4,739	8,242	9,500	4,700	58,100	277,200	
Total Income From Operations:	0	18,330	25,792	24,500	30,052	(21,200)	(240,300)	
Non-Operating Items:								
Non-operating income								
3910 Transfer from general fund	0	0	0	0	0	50,000	240,300	
Total Non-operating income	0	0	0	0	0	50,000	240,300	
Total Non-Operating Items:	0	0	0	0	0	50,000	240,300	
Total Income or Expense	0	18,330	25,792	24,500	30,052	28,800	0	

Vineyard City
Budgeting Worksheet
91 General Fixed Assets - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4100 Depn exp general government	17,036	17,829	23,024	0	0	0	0	
4400 Depn exp highway and public works	311,974	317,042	755,112	0	0	0	0	
4500 Depn exp parks and recreation	2,597	3,805	3,805	0	0	0	0	
Total Miscellaneous	331,607	338,676	781,941	0	0	0	0	
Total Expenditures:	331,607	338,676	781,941	0	0	0	0	
Total Change In Net Position	331,607	338,676	781,941	0	0	0	0	

Vineyard City
Budgeting Worksheet
95 Governmental Long-term Liabilities - 07/01/2017 to 03/12/2018
75.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4101 Pension expense	(21,859)	(18,393)	10,069	0	0	0	0	
Total Miscellaneous	(21,859)	(18,393)	10,069	0	0	0	0	
Total Expenditures:	(21,859)	(18,393)	10,069	0	0	0	0	
Total Change In Net Position	(21,859)	(18,393)	10,069	0	0	0	0	



Community Development

Date: March 14, 2018
From: Elizabeth Hart, Planner
To: City Council
Item: 9.3
Subject: Holdaway Cove Preliminary Plat
Address: 220 S. Holdaway Rd.
Applicant(s): Steve Wilson

INTRODUCTION:

The applicant is request approval for a preliminary subdivision plat. The applicants are proposing to subdivide an existing lot of 3 acres into seven (7) individual lots. The subject property is located at 220 S. Holdaway Rd. and is within the R-2-15 zoning district.

Staff has reviewed the application and has found it to be in compliance with zoning ordinance and is recommending approval. At the March 7, 2018 Planning Commission meeting, the planning commission recommended approval to the city council.

ANALYSIS:

The R-2-15 zoning district is provided to maintain and allow opportunities for average sized lots of single-family and two-family residential.

Section 15.12.060: Dimensional Standards Table for Zone R-2-15			
Category	Standard	Comments	Conformance
Minimum Lot Size	15,000 sf	Lot 1: 17,060 sf	YES
		Lot 2: 16,891 sf	
		Lot 3: 17,261 sf	
		Lot 4: 18,014 sf	
		Lot 5: 15,055 sf	
		Lot 6: 15,000 sf	
		Lot 7: 15,021 sf	
Minimum Lot Width	100 ft	Lot 1: ~130 ft	YES
		Lot 2: ~168 ft	
		Lot 3: ~110 ft	
		Lot 4: ~110 ft	
		Lot 5: ~140 ft	
		Lot 6: ~130 ft	
		Lot 7: ~102 ft	
Minimum Front Yard	20 ft		YES
Minimum Side Yard (interior lots)	Total of at least 20ft between the two side yards, with no side yard of less than 8 ft		YES
Minimum Side Yard (corner lots)	20 ft		YES
Minimum Rear Yard	20ft		YES

Section 15.32.180: Lot Frontage Required			
Category	Standard	Comments	Conformance
Lot Frontage	The required lot frontage shall not be less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except for lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side lot lines radiate in such a manner that the width of the lot at the minimum setback line is not less than the minimum requirement of the Zoning District	Lot 3: ~65 ft (cul-de-sac)	YES
		Lot 4: ~64 ft (cul-de-sac)	

FINDING:

With the proposed conditions, the preliminary plat is in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:

At the March 7, 2018 Planning Commission meeting, the planning commission found the preliminary plat to be in conformance with the zoning ordinance and is recommending approval to the city council with the proposed conditions.

PROPOSED MOTION:

I move to approve the Holdaway Cove Preliminary Plat with the proposed conditions:

1. The applicant pays any outstanding fees and makes any redline corrections
2. The forthcoming final plat be in conformance with this preliminary plat
3. The applicant is subject to all local, state, and federal laws

ATTACHEMENTS:

Application
Preliminary Plat



PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 1-25-18 Application Fee: \$1,973.40 \$1,930.00 + 6.20 per lot

APPLICANT(S): Steve Wilson, Brandon Wilson

ADDRESS OF APPLICANT: 2050 N. 300 W. Spanish Fork, UT
84660

BUSINESS PHONE #: 801-360-9153 CELL PHONE #: 801-592-9107
steve.wilson@msn.com

EMAIL ADDRESS: Brandon@Wilsonexcavation.net FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: R-2-15

NUMBER OF PROPOSED NEW LOTS: 7

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 220 S. Holdaway Rd.
Vineyard, UT 84058

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 3.003

NAME OF PROPERTY OWNER(S): Glade Holdaway

SIGNATURE OF APPLICANT(S):

Signature

Steven M. Wilson

Print name

1-25-18

DATE

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal 1/19/2018	Complete Submittal 1/25/2018	Planning Commission	Town Council
Type of Request Preliminary Sub-Application	Staff Comments: \$1,930.00 + \$0.20/lot (7 lots)		
PAYMENT INFORMATION			
Amount Due \$1,973.40	Date Paid 1/25/2018	Amount Paid \$1,973.40	Check # 3204

-Kasey LeDant

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, _____, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn before me, _____, a Notary Public, on this _____ day of _____, 20_____.

(Notary Public)

My commission expires: _____

AGENT AUTHORIZATION AFFIDAVIT

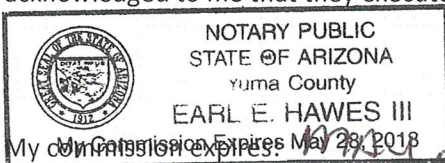
I, the undersigned, Glade Holdaway, as owner(s) of the real property described in the attached application, do authorize the following: Steve Wilson and for Brandon Wilson, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

Glade Holdaway
(Property Owner)

Glade Holdaway
(Property Owner)

Dated this 23rd day of January, 2018, personally appeared before me,

Glade Holdaway, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

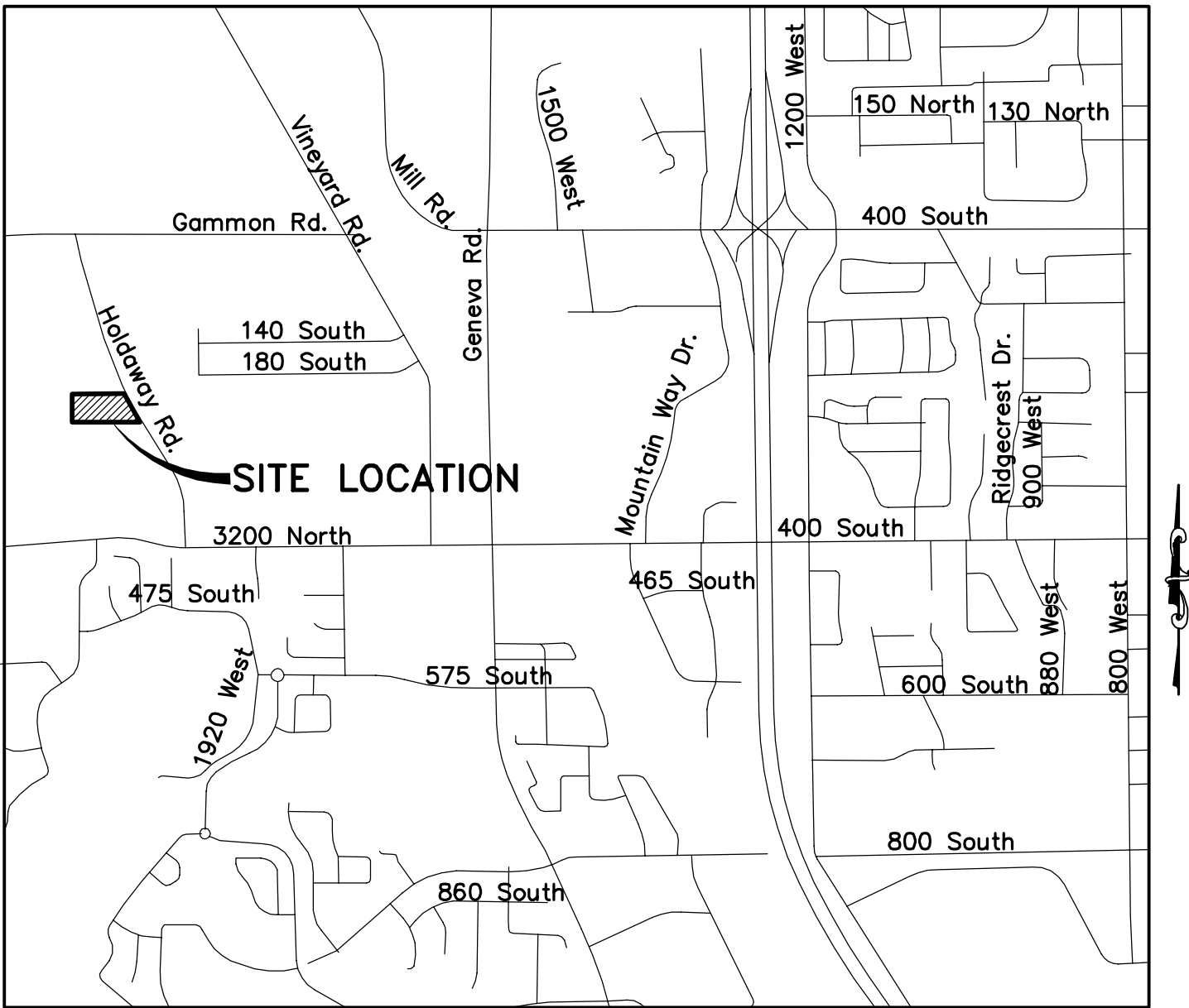


Earl E. Hawes III
(Notary Public)

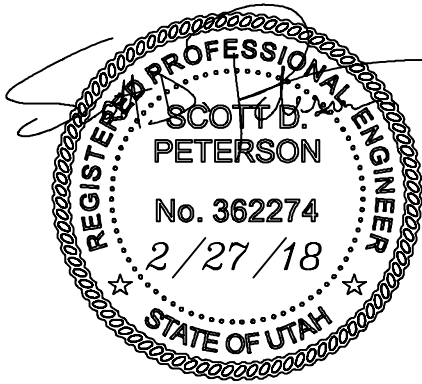
HOLDAWAY COVE SUBDIVISION
A RESIDENTIAL SUBDIVISION
VINEYARD, UTAH
PRELIMINARY PLAN SET
FEBRUARY 2018

-SHEET INDEX-

<i>SHEET</i>	<i>SHEET NAME</i>
1	COVER
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
PP-01	PLAN AND PROFILE – STREET 1 – STA. 10+00 TO STA. 14+41.06
DT-01	DETAIL SHEET
EC-01	EROSION CONTROL



VICINITY MAP
-NTS-

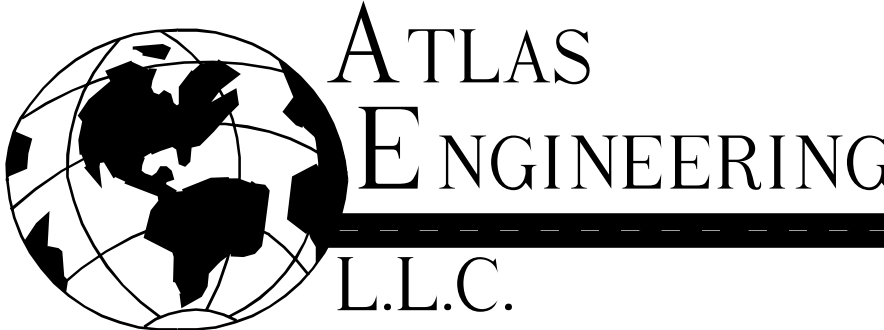


DEVELOPER
BRANDON WILSON
WILSON EXCAVATION
2050 NORTH 300 WEST
SPANISH FORK, UT 84660
801-360-9153

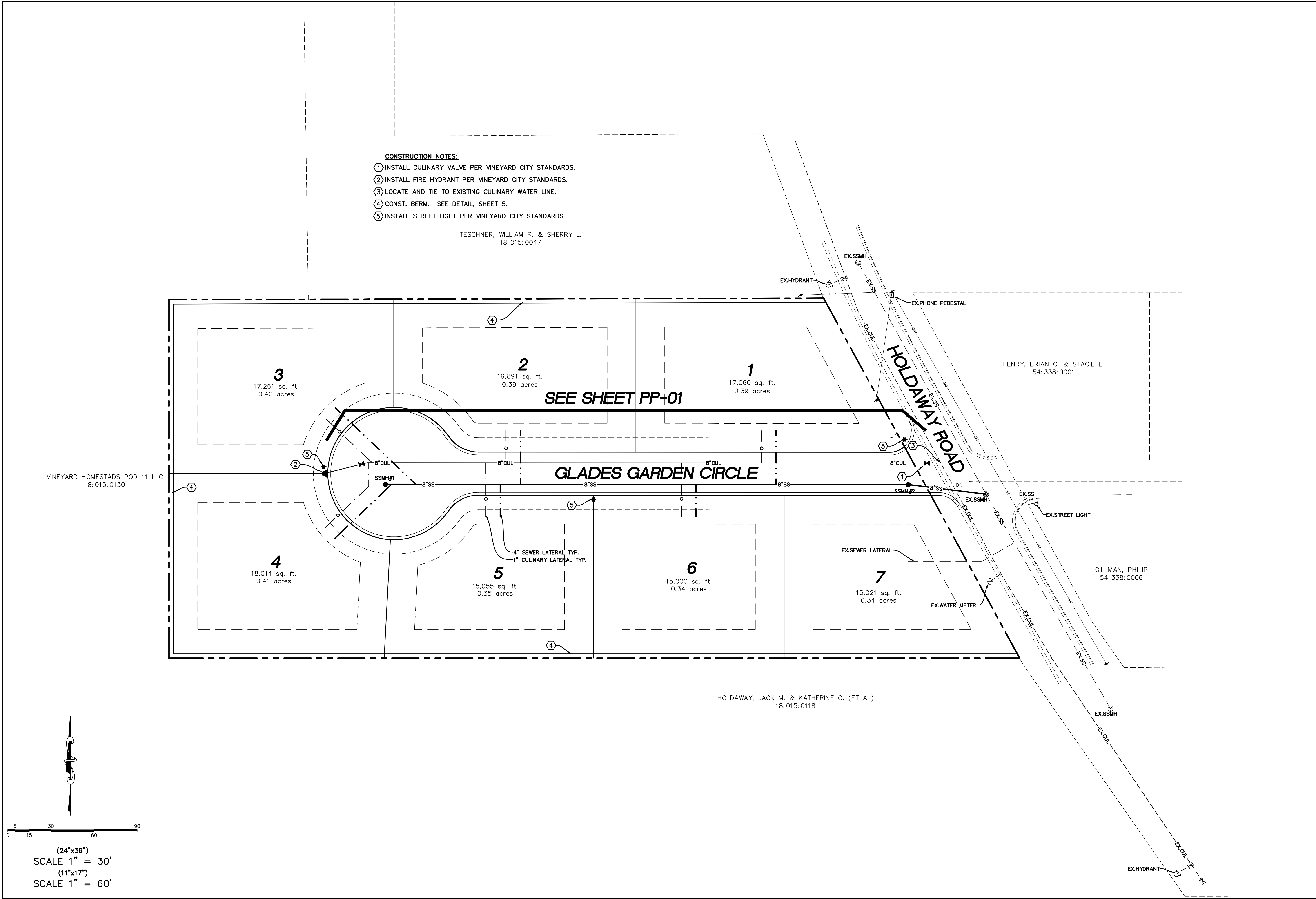
OWNER
GLADE HOLDAWAY
220 SOUTH HOLDAWAY ROAD
VINEYARD, UT 84058
801-623-8550

GENERAL NOTE:
ALL CONSTRUCTION SHALL CONFORM TO THE
APPROVED CITY OF VINEYARD DEVELOPMENT AND
CONSTRUCTION STANDARDS AND PERTINENT
ORDINANCES.

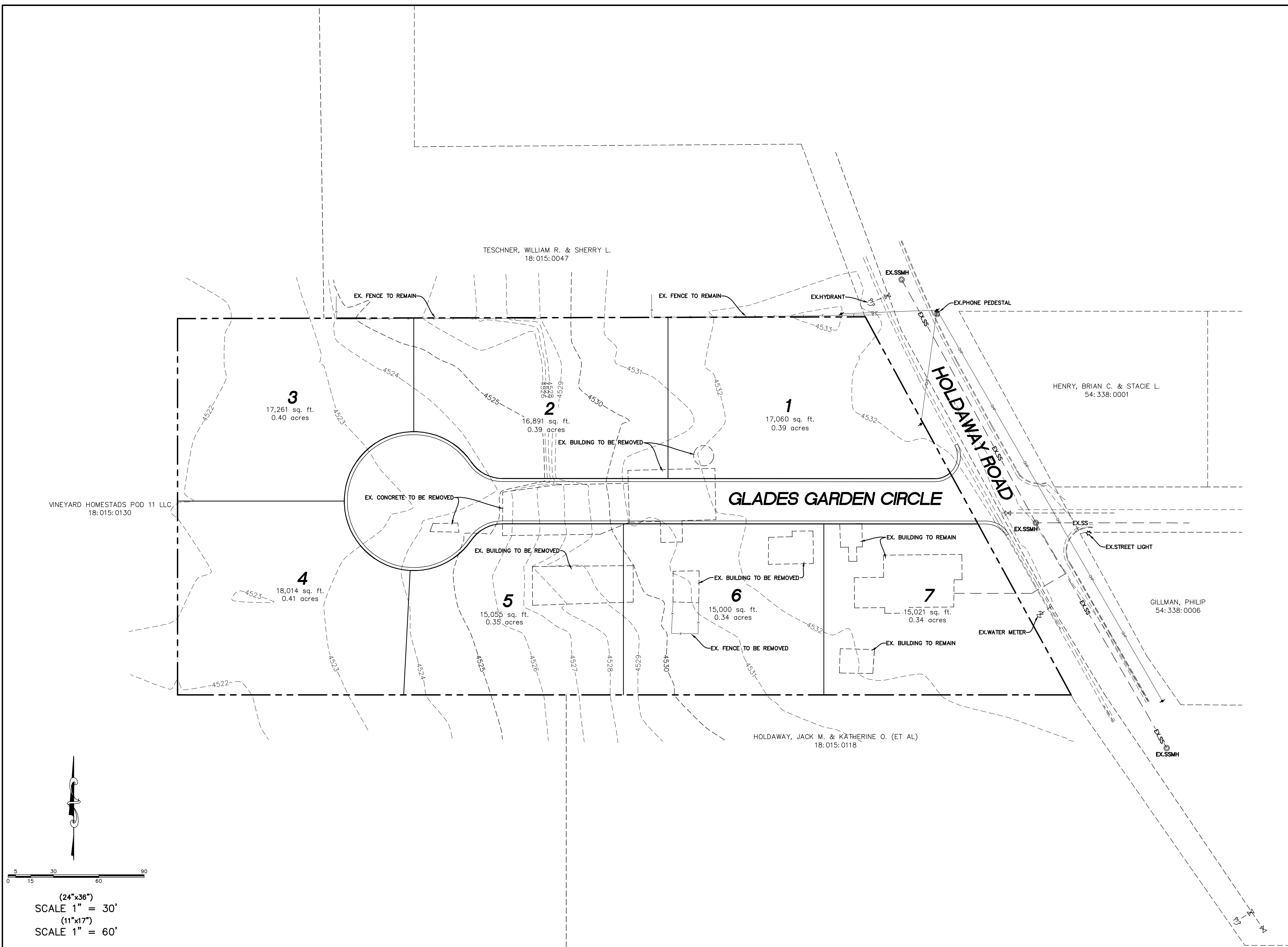
DENSITY TABLE
ZONING CLASSIFICATION=R2-15
NUMBER LOTS=7
TOTAL ACREAGE=3.00 ACRES
STREET ROW=0.37 ACRES
UNITS/ACRE=2.33



PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660



SHEET NO. 3	
UTILITY PLAN FEBRUARY 2018 VINEYARD, UTAH	
HOLDAWAY COVE ATLAS SUBDIVISION ENGINEERING L.L.C. PHONE: 801-655-0566 FAX: 801-655-0109 946 EAST 800 NORTH SUITE A SPANISH FORK, UT 84660	
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HOLDAWAY COVE
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84560

EXISTING TOPOGRAPHY

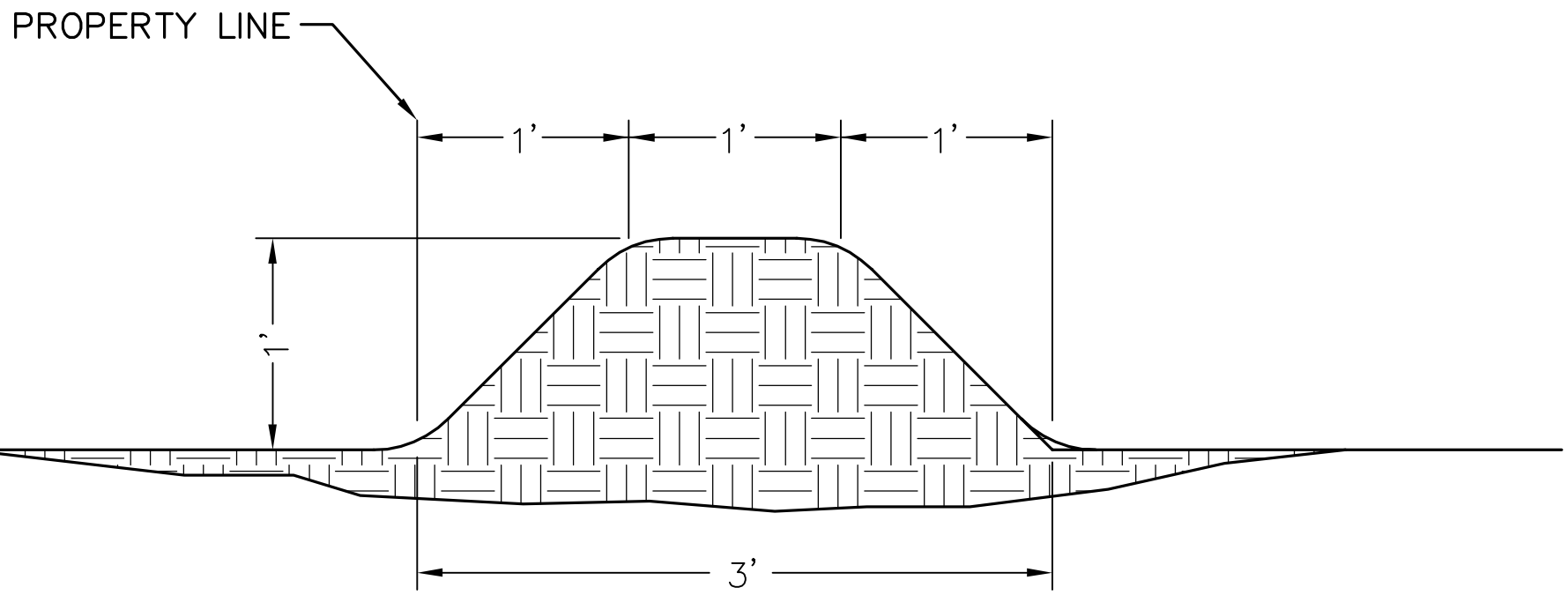
FEBRUARY 2018

VINEYARD, UTAH

SHEET NO.



NOTE:
ALL STORM WATER TO BE RETAINED ON SITE IN EACH LOT.



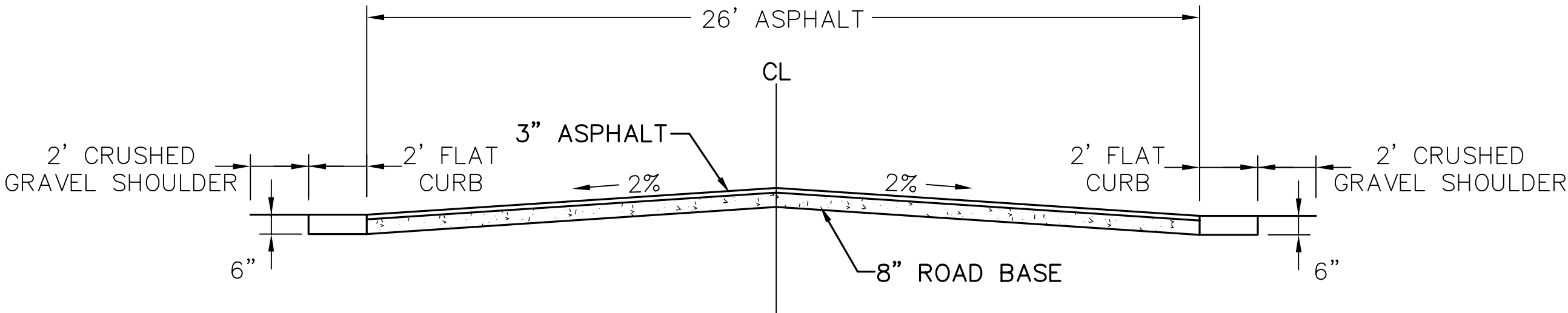
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TESCHNER, WILLIAM R. & SHERRY L.
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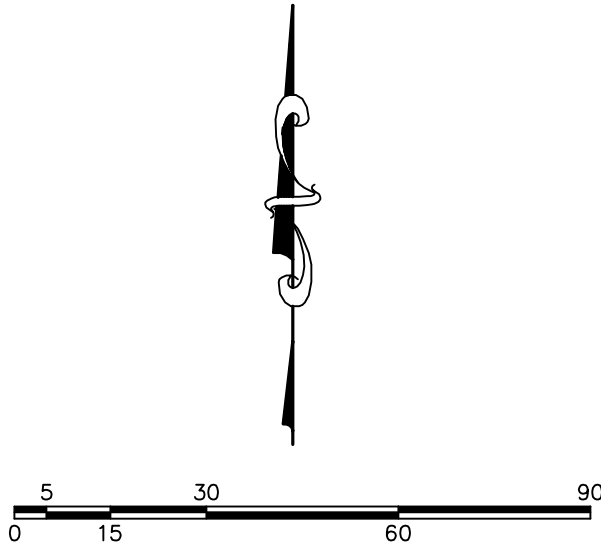
HENRY, BRIAN C. & STACIE L.
54:338:0001

GILLMAN, PHILIP
54:338:0006

HOLDAWAY, JACK M. & KATHERINE O. (ET AL)
18:015:0118



APPROVED NON-TYPICAL ROAD SECTION
-NTS-



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.

5

GRADING PLAN
FEBRUARY 2018

VINEYARD, UTAH

HOLDAWAY COVE
ATLAS SUBDIVISION


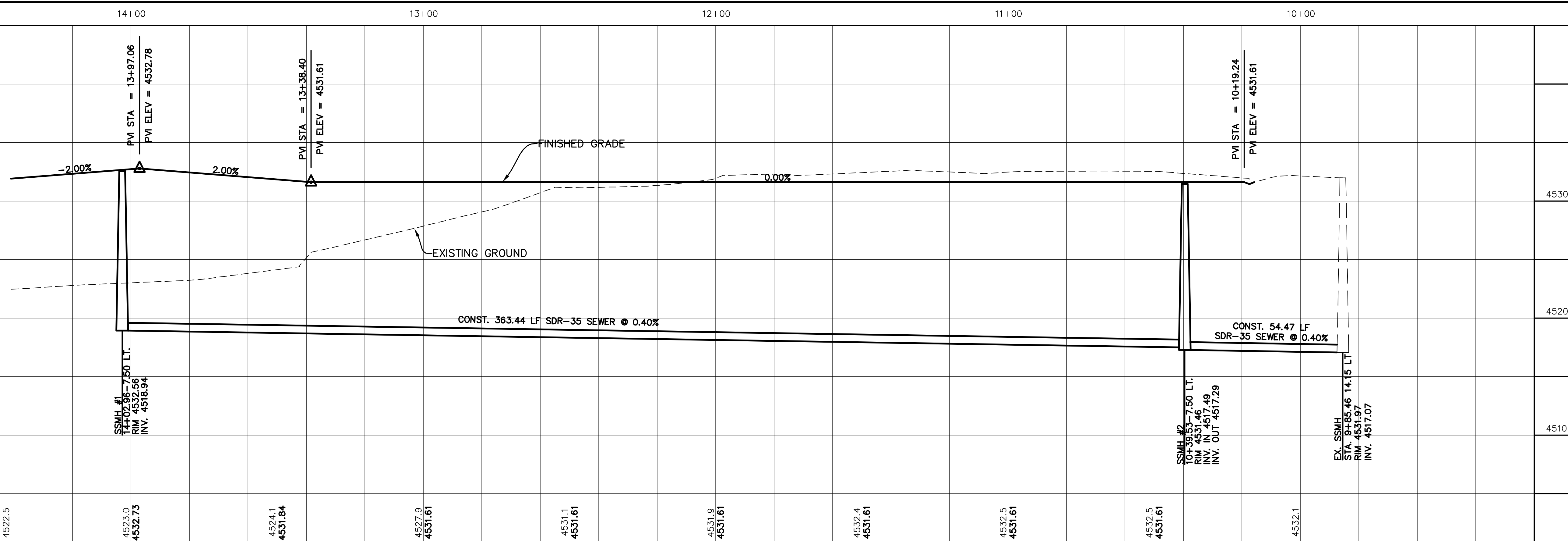
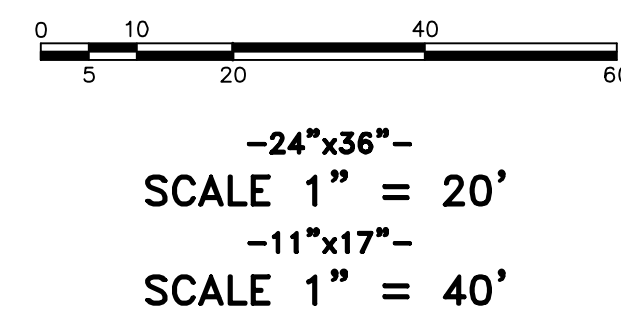
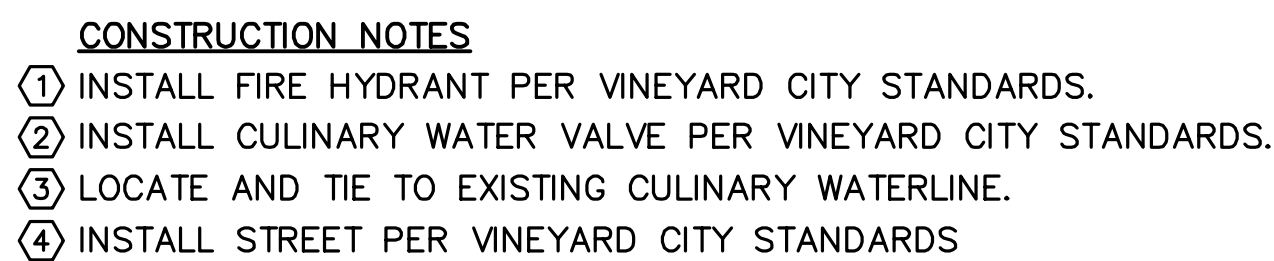
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660



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HOLDAWAY COVE
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ENGINEERING
L.L.C.

PHONE: 801-655-0566
 FAX: 801-655-0109
 946 EAST 800 NORTH
 SUITE A
 SPANISH FORK, UT 84601

 WILSON VINEYARD
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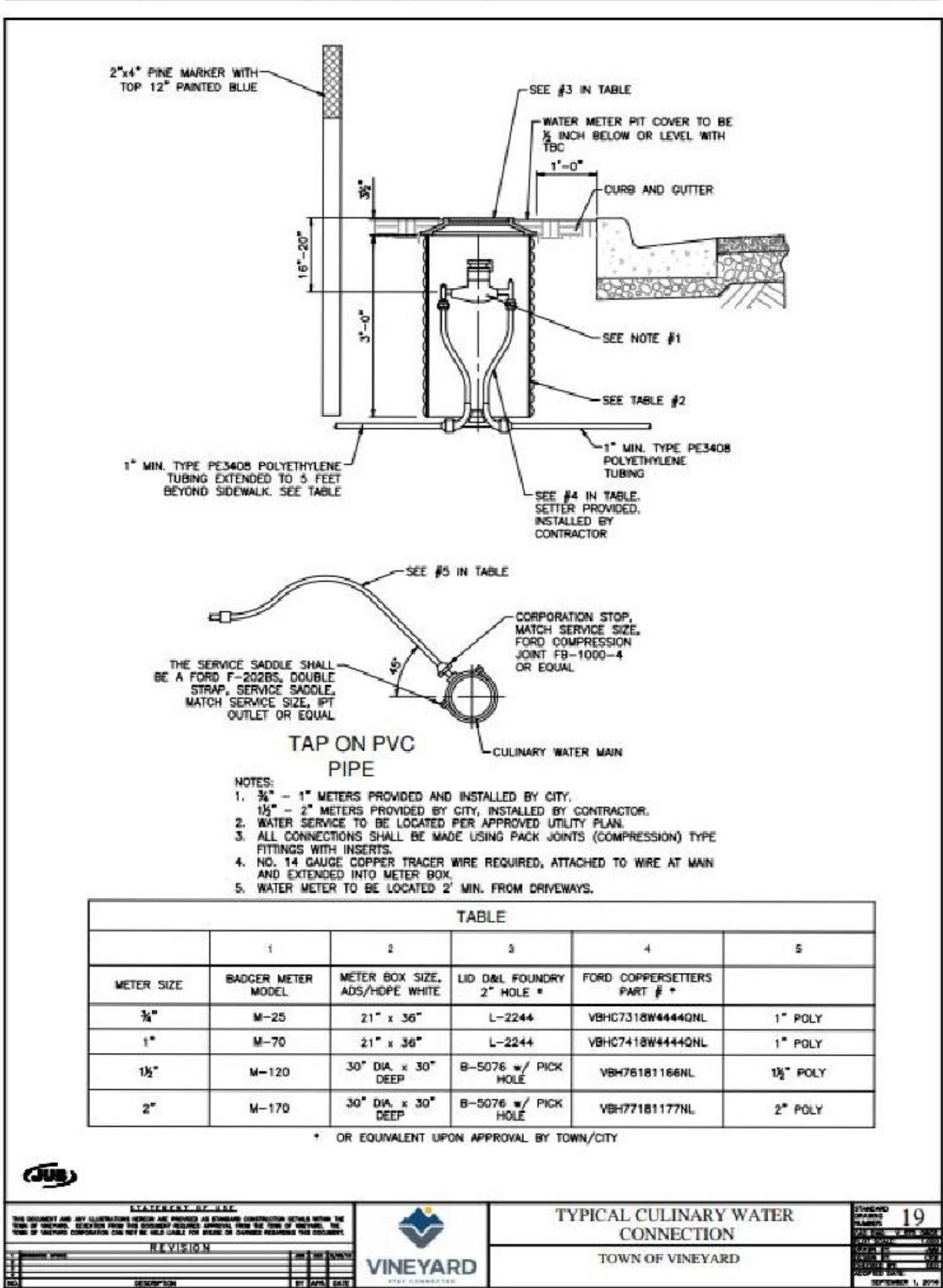
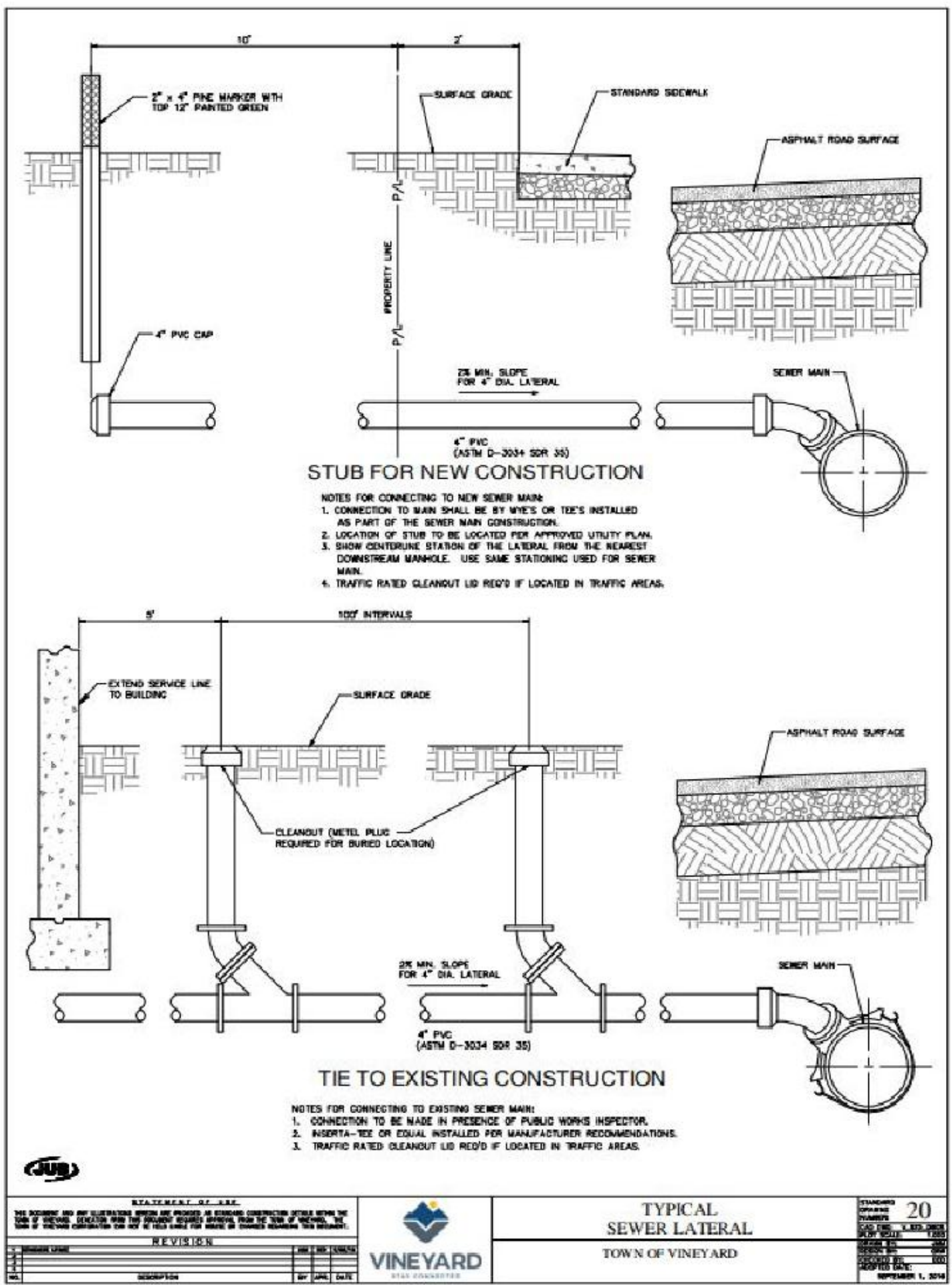
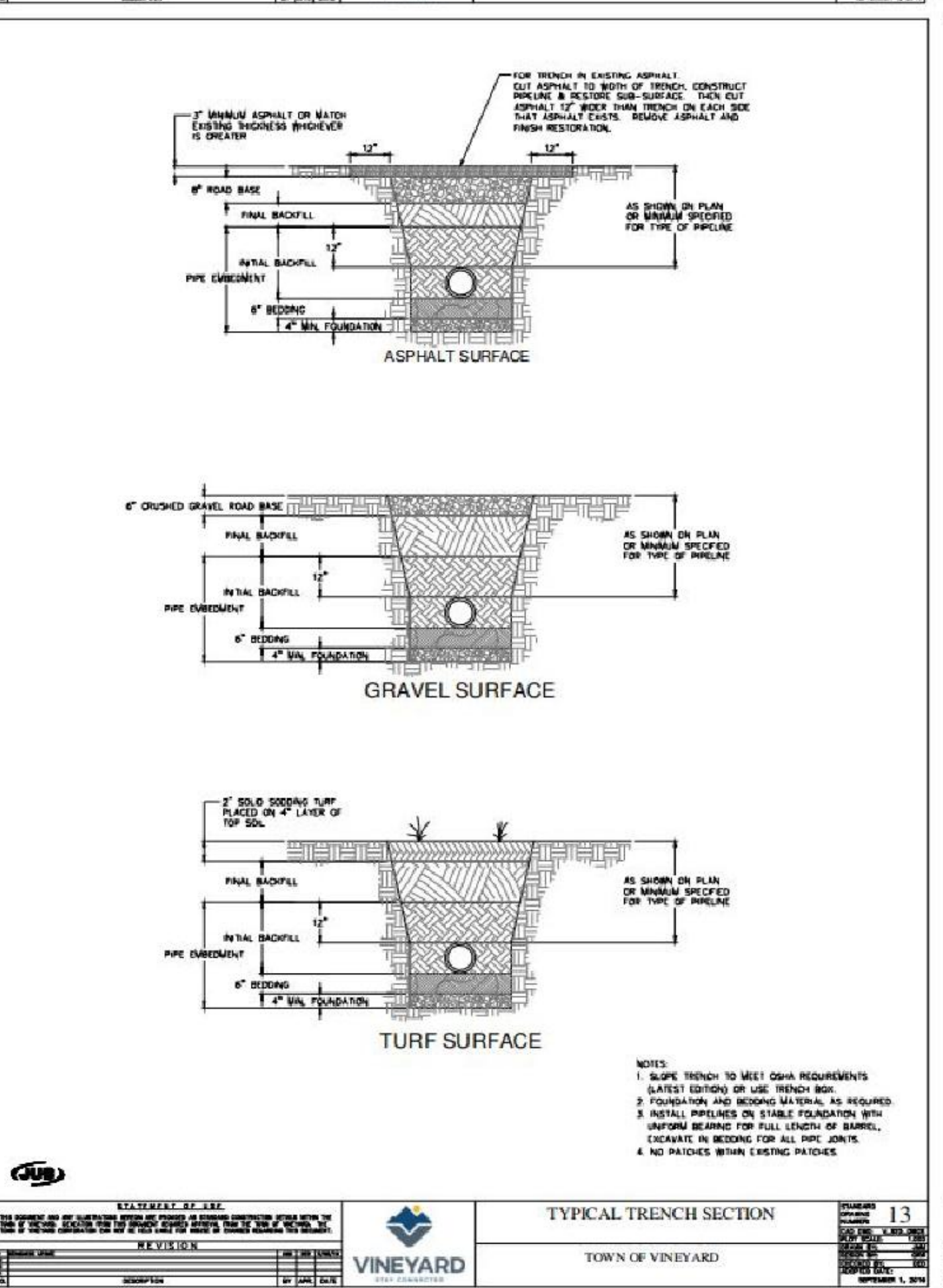
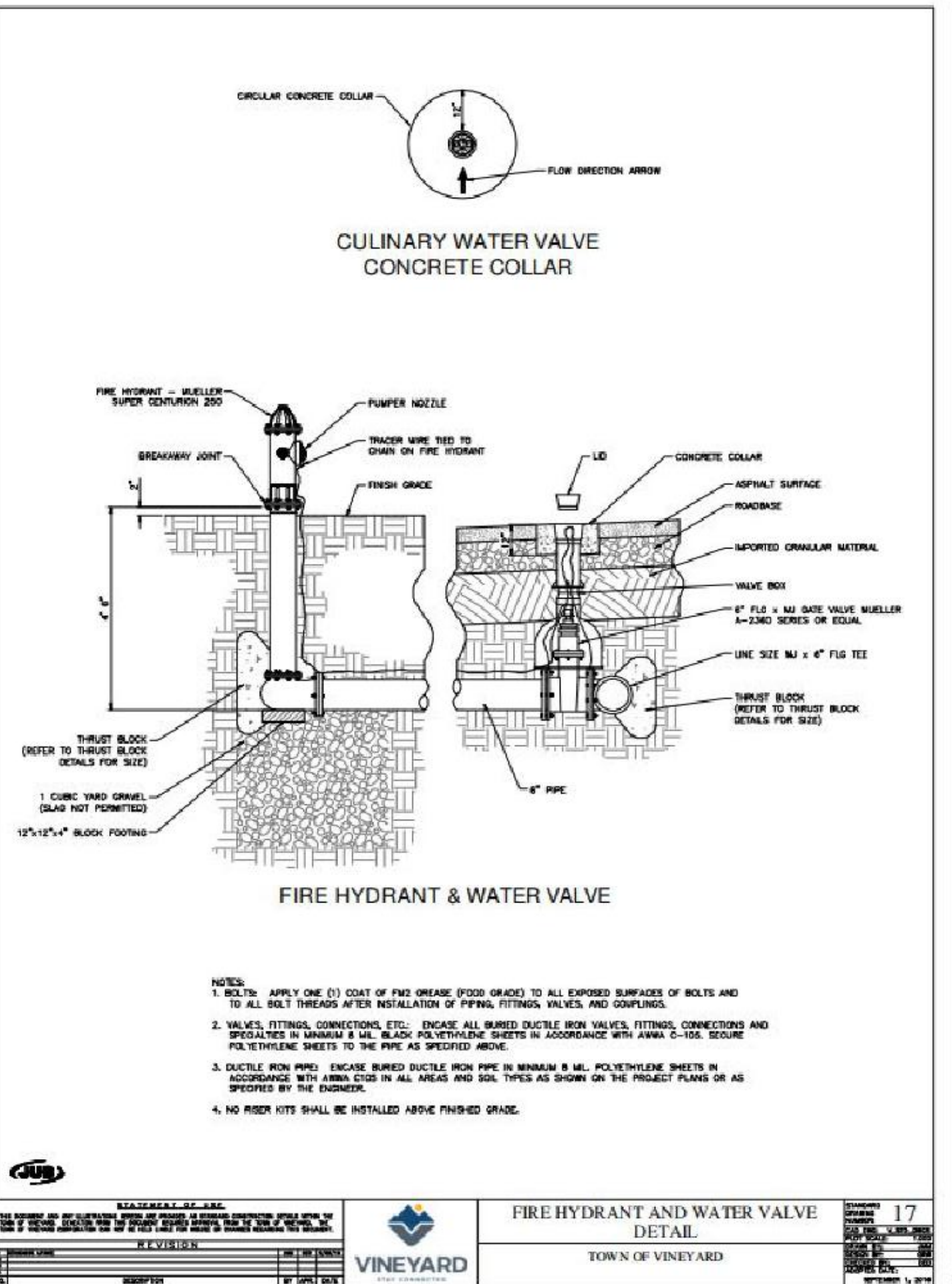
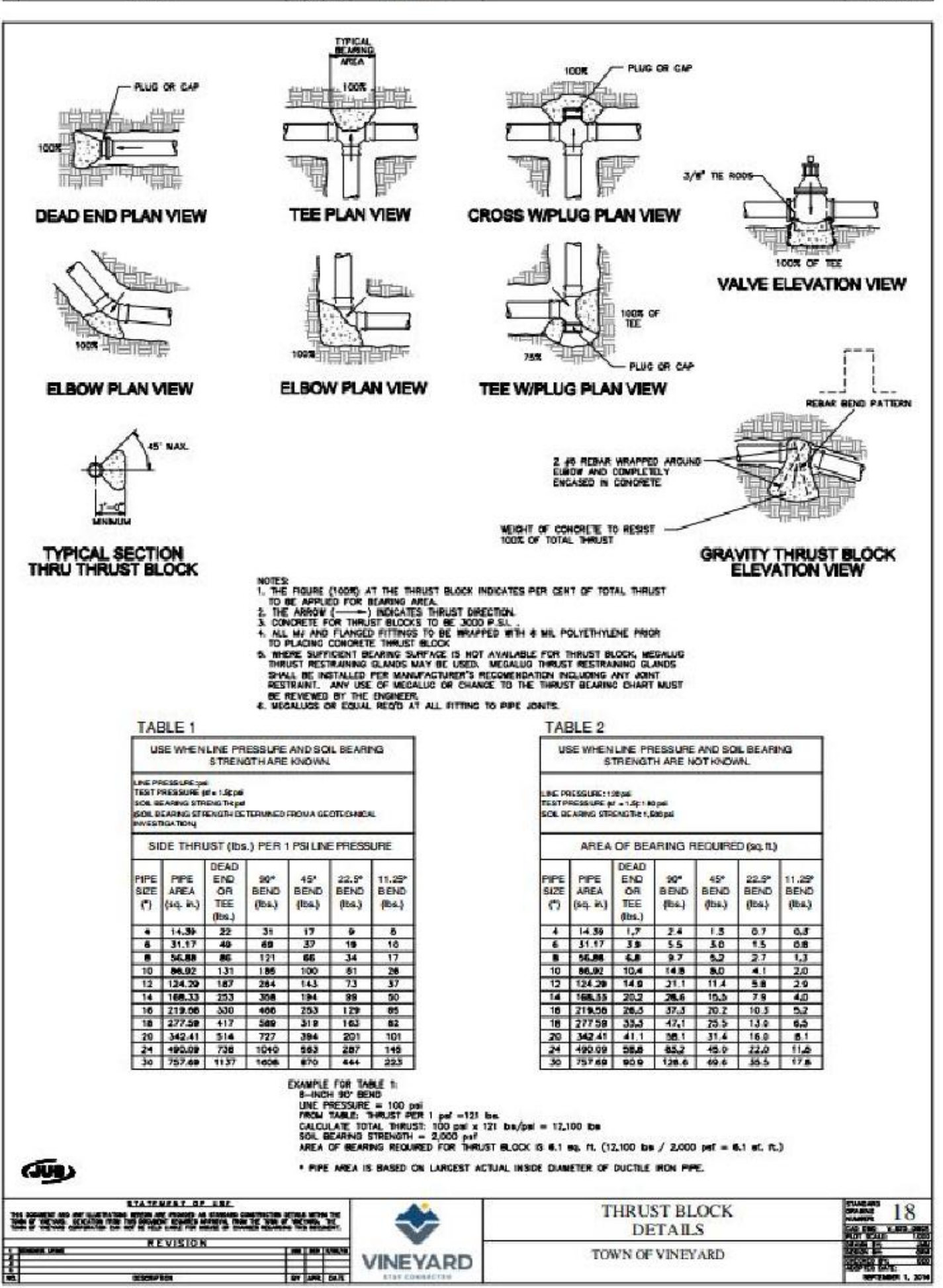
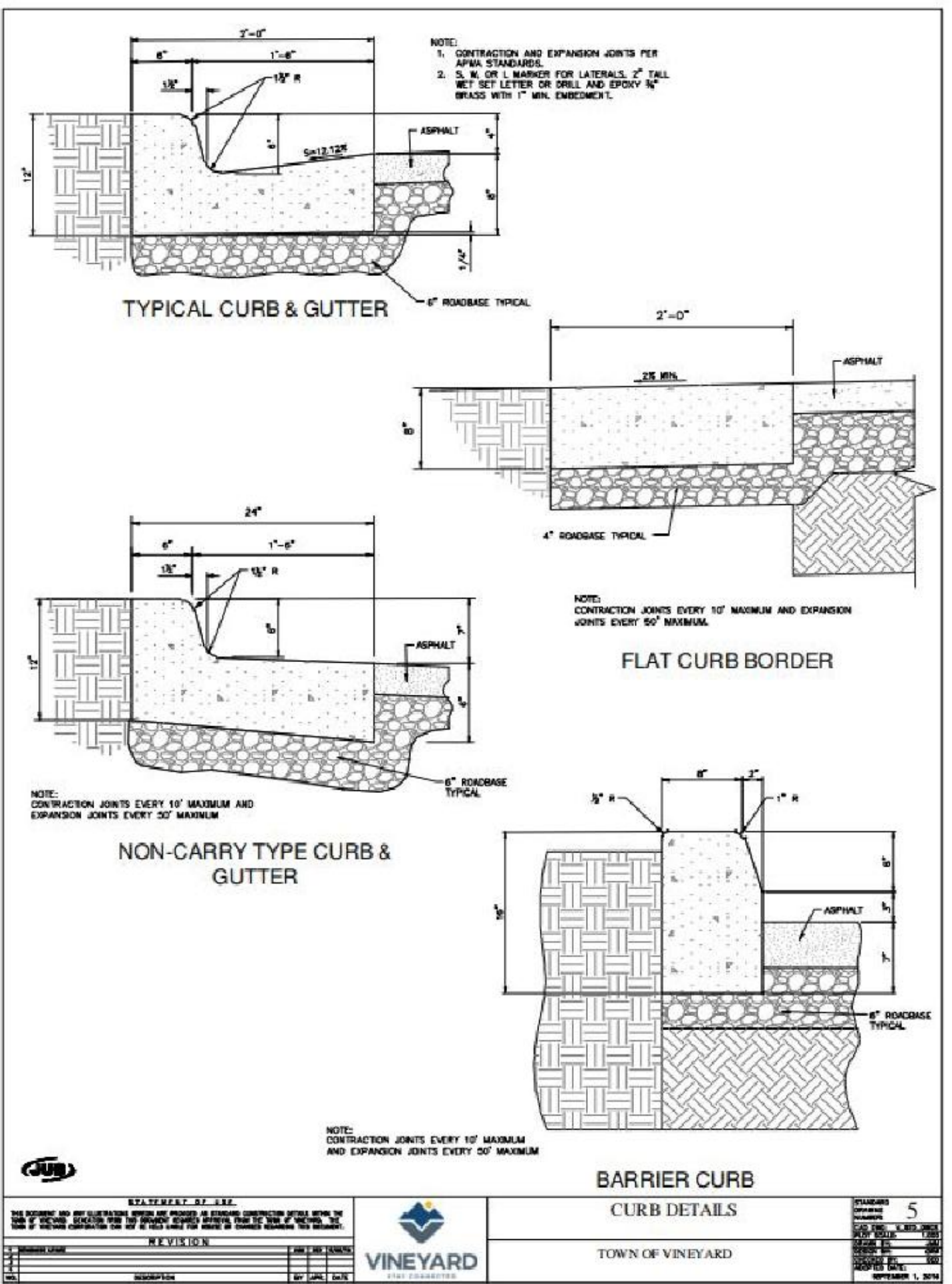
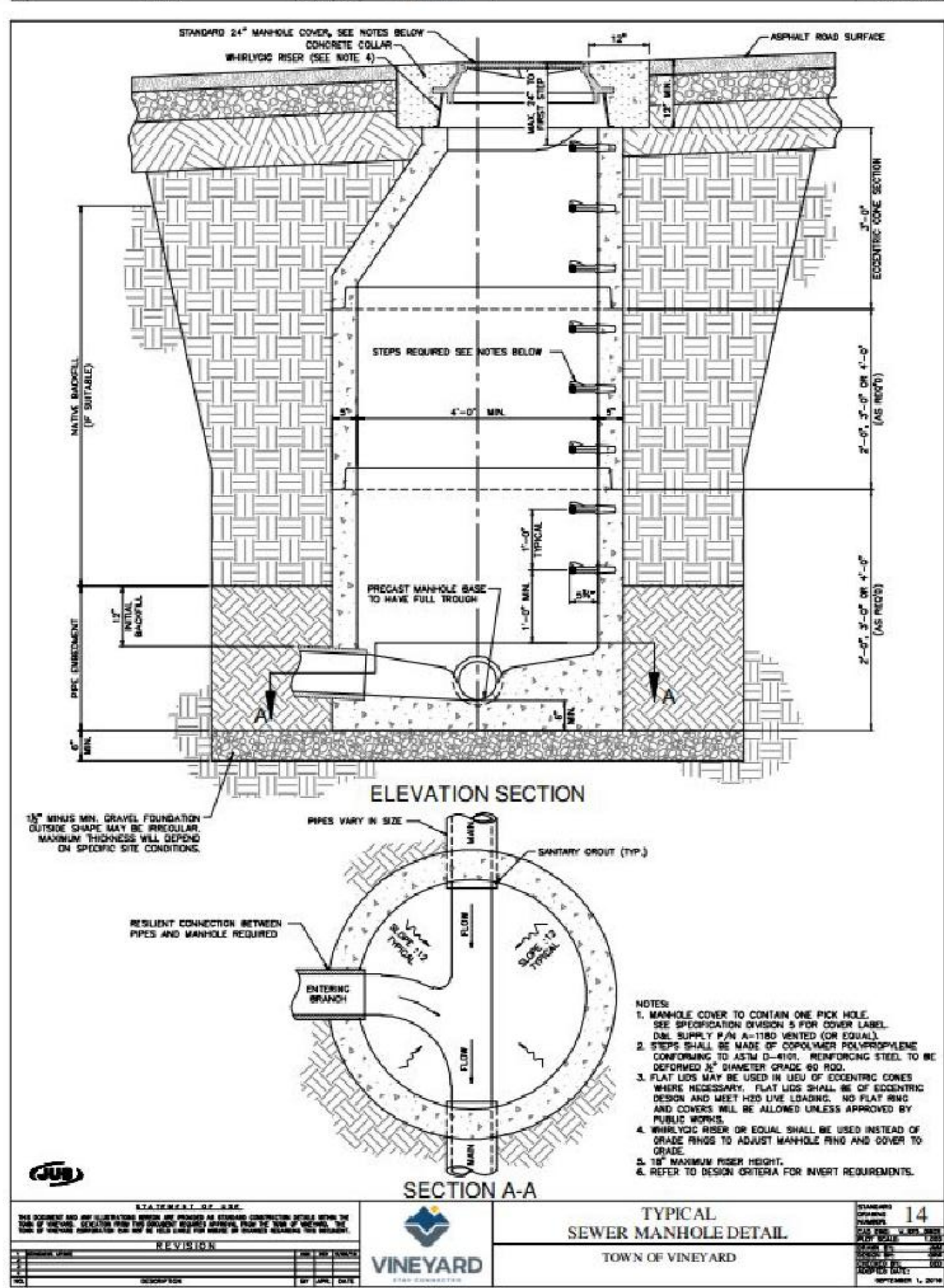
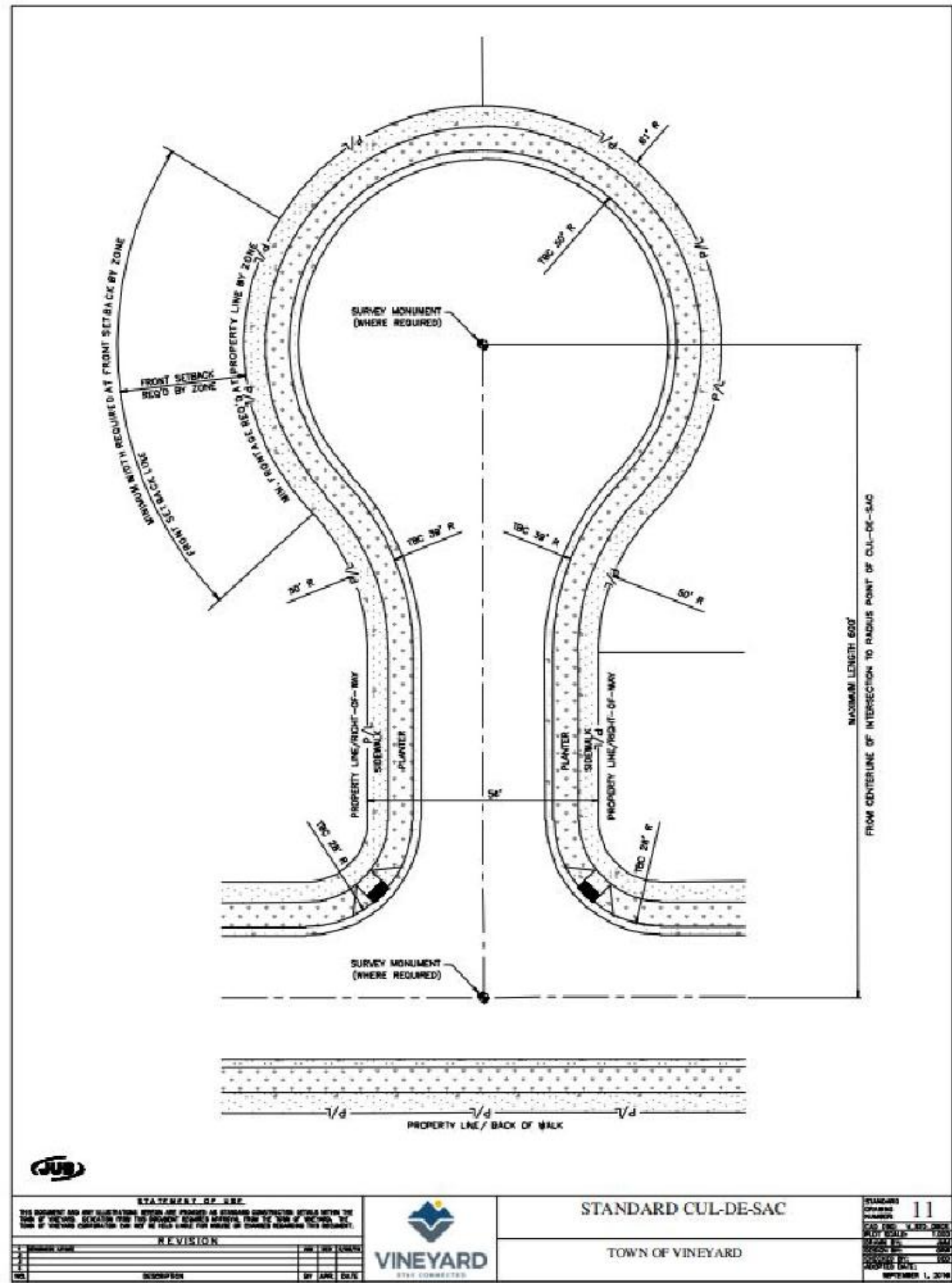
STREET 1
STA. 10+00 TO STA. 14+41.06

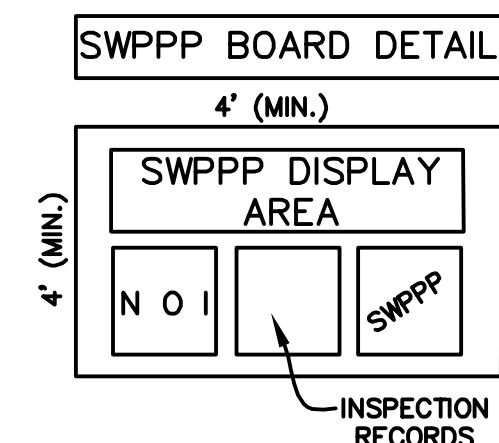
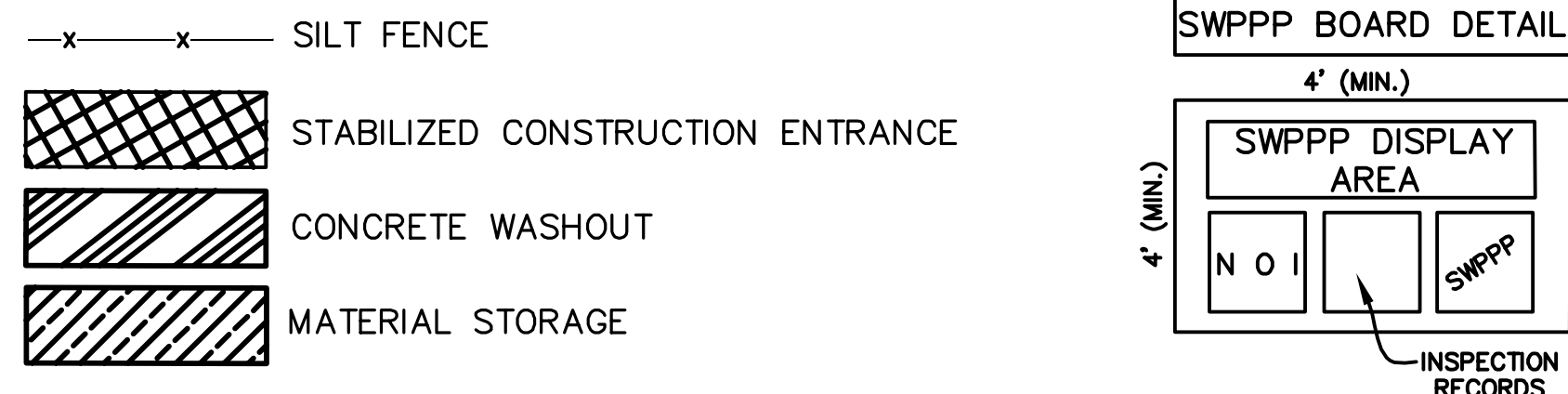
VINEYARD, UTAH

SHEET NO.

PP-01

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**HOLDAWAY COVE
ATLAS SUBDIVISION
ENGINEERING
L.L.C.**

PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660



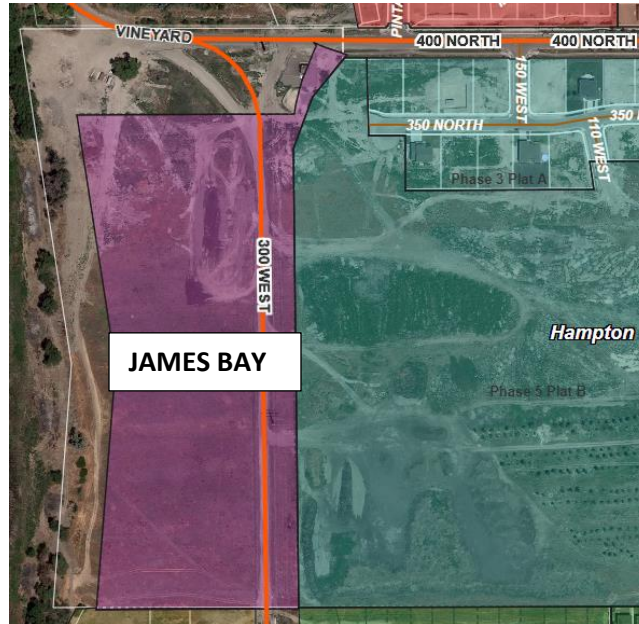
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EROSION CONTROL
FEBRUARY 2018
VINEYARD, UTAH

SHEET NO.
EC-01

Community Development

Date: March 14, 2018
From: Elizabeth Hart, Planner
To: City Council
Item: 9.4
Subject: James Bay at Waters Edge Preliminary and Final Plat
Address: 300 West 400 North
Applicant: Flagship Development Inc.



BACKGROUND/INTRODUCTION:

The applicant, Flagship Homes, is resubmitting a preliminary plat application, along with a final plat application for the James Bay subdivision within Waters Edge. The subject property is located south of 400 North and immediately adjacent to the Utah Lake. The property is currently designated SFD-20,000 within the adopted Waters Edge Zoning Ordinance, which requires the below development standards. The plat indicates that there are 28 buildable lots on approximately 21.47 acres with 2.48 acres of open space.

The Planning Commission found the plat to be in conformance with the Waters Edge zoning ordinance and is recommending approval to the city council. Staff has reviewed the preliminary and final plat and has found it to be in conformance with the Waters Edge zoning ordinance and is recommending approval.

ANALYSIS:

Changes from the previous preliminary plat were made to 300 West. The original plat had two accesses onto 300 West from the east side, going through Parcel A and B. The new plat shows one access that connects James Bay onto 300 West, as well as into the adjacent subdivision (Hamptons). With a single entrance into the subdivision the applicant was required to put in a crash gate through a 30' wide easement on the north side of the development leading into a city park, shown as Parcel C.

As part of Waters Edge master plan, this subdivision is required to include a dedication for any and all adjacent trails shown on the project master trail plan. This subdivision contains a section of the Lake Shore Trail, which runs along the western boundary of the property from north to south, the trail isn't shown but is part of the conditions for approval. Parcels A and B are open space and will also include a trail.

There is a 3-acre park (Beach Park) that is part of the Waters Edge Open Space and Recreation Plan which is planned to be located on the north side of the subdivision. The applicant and staff have discussed waiting to dedicate the park to the city until designs have been finalized.

The applicant originally was constructing the proposed subdivision as a gated community, with the update the applicant has not decided if it will be a gated community.

REQUIREMENT	STANDARD	COMPLIANCE
Minimum Lot Size	20,000 SF	Lot sizes range between 20,009 SF and 28,628 SF
Minimum Lot Width	100 FT	Yes
Minimum Lot Width (Corner Lots)	110 FT	Yes
Minimum Lot Depth	100 FT	Yes
Minimum Front Setback to Garage	20 FT	Yes
Minimum Front Setback to Living Space/Porch	20 FT	Yes
Minimum Rear Yard Setback	20 FT	Yes
Minimum Side Yard Setback	8 Ft Min, 18' total side yard	
Minimum Side Yard Depth for Corner Lots	20 FT	Yes

FINDINGS:

With the proposed conditions, the proposed plat meets the following findings:

- It is in conformance with the Waters Edge zoning ordinance.

RECOMMENDATION:

The Planning Commission found the preliminary plat to be in conformance with the Waters Edge zoning ordinance and is recommending approval to the city council. Staff is recommending approval of the preliminary and final plat for James Bay.

PROPOSED MOTION:

I move to approve James Bay Preliminary and Final Plat with the proposed conditions:

1. The applicant pays any outstanding fees and makes any redline corrections,
2. The forthcoming final plat be in conformance with this preliminary plat, and
3. The applicant is subject to all local, state, and federal laws.

Attachments:

Preliminary Plat Application

Final Plat Application

Preliminary/Final Plat

complete by 1/12/18

James Bay



FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 10/30/17

APPLICANT(S): Flagship Development Inc.

ADDRESS OF APPLICANT: 1250 E. & 200 S. Ste 10 Lehi UT 84043

BUSINESS PHONE #: 801-766-4442

CELL PHONE #: 435-218-5656

EMAIL ADDRESS: bronson@forcaih.com

FAX NUMBER: 801-466-3337

CURRENT ZONING DISTRICT DESIGNATION: Waters Edge Zone

NUMBER OF PROPOSED NEW LOTS: 28 single Family Lots

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. and 230 N.

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: _____

NAME OF PROPERTY OWNER(S): same as applicant

CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Applicant Signature

10/30/17

Date

Co-Applicant Signature

Date

\$2,113.60

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, _____, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn before me, E. Rachel Wilson, a Notary Public, on this 12th day of DECEMBER, 2017.



E. RACHEL WILSON
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NUMBER 679273
My Commission Expires Sept. 22, 2018.

(Notary Public)

My commission expires: 9-22-18

AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, _____, as owner(s) of the real property described in the attached application, do authorize the following: _____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

My commission expires: _____

PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 1/11/18

APPLICANT(S): Flagship Development Inc.

ADDRESS OF APPLICANT: 1250 E 200 S. Ste 10 Lehi UT 84043

BUSINESS PHONE #: 801-766-4442

CELL PHONE #: 435-218-5656

EMAIL ADDRESS: bronson@forsail.com

FAX NUMBER: 801-466-3337

CURRENT ZONING DISTRICT DESIGNATION: Waters Edge Zone

NUMBER OF PROPOSED NEW LOTS: 28 single Family Lots

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: ~300 W. and 230 N.

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: _____

NAME OF PROPERTY OWNER(S): same as applicant

CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input checked="" type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Rebecca Spier

Applicant Signature

1/11/18
Date

Co-Applicant Signature

Date

$$\$1,930 + \$6.20 (28) = \$2,103.6$$

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }

COUNTY OF UTAH} }ss

I, the undersigned, Nathan Hutchinson, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

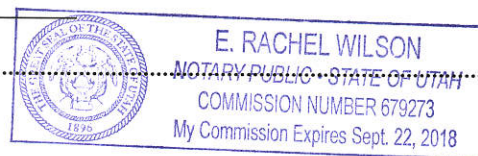
[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn before me, E. Rachel Wilson, a Notary Public, on this 26 day of January, 2018.

[Signature]
(Notary Public)

My commission expires: 9/22/2018



AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, _____, as owner(s) of the real property described in the attached application, do authorize the following: _____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

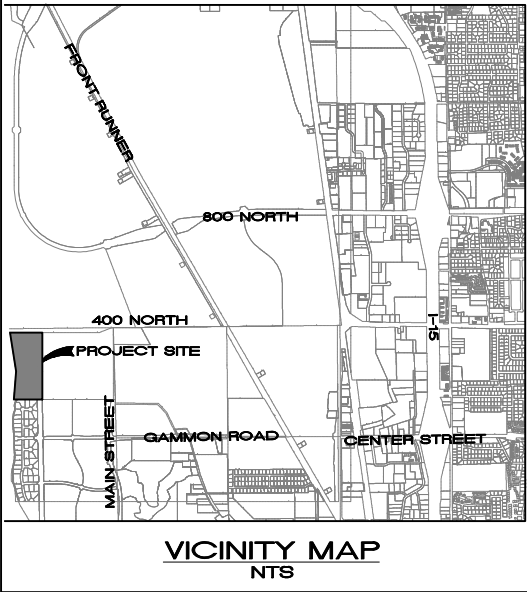
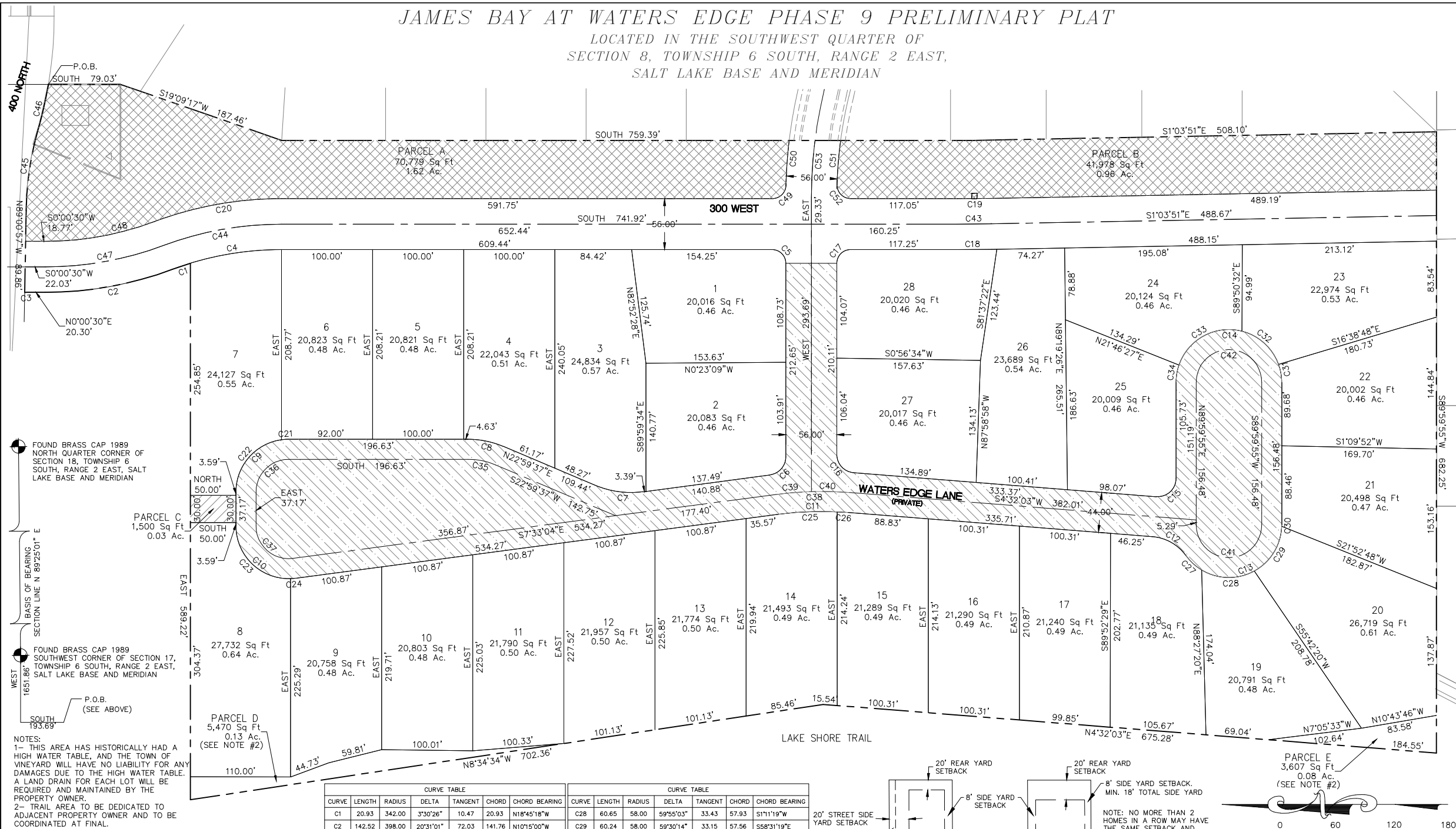
Dated this _____ day of _____, 20_____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

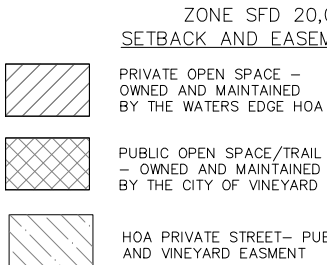
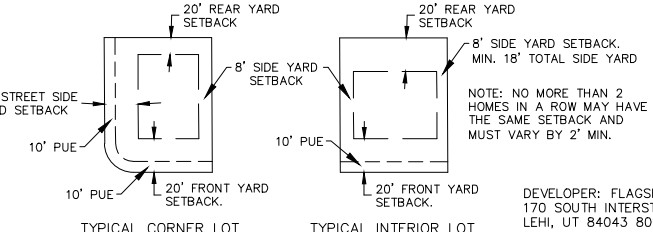
My commission expires: _____

JAMES BAY AT WATERS EDGE PHASE 9 PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	20.93	342.00	3°30'26"	10.47	20.93	N18°45'18"W	C28	60.65	58.00	59°55'03"	33.43	57.93	S11°11'19"W
C2	142.52	398.00	20°31'01"	72.03	141.76	N10°15'00"W	C29	60.24	58.00	59°30'14"	33.15	57.56	S58°31'19"E
C3	2.22	17.00	7°28'50"	1.11	2.22	N3°43'55"W	C30	1.75	58.00	1°43'38"	0.87	1.75	S89°08'16"E
C4	101.48	342.00	17°00'06"	51.12	101.11	N8°30'02"W	C31	20.25	58.00	20°00'12"	10.23	20.15	N79°59'49"E
C5	23.56	15.00	90°00'00"	15.00	21.21	N45°00'00"E	C32	56.40	58.00	55°42'38"	30.65	54.20	N42°08'24"E
C6	28.78	20.00	82°26'55"	17.52	26.36	S48°46'32"E	C33	86.33	58.00	85°16'54"	53.41	78.58	N28°21'22"W
C7	53.31	100.00	30°32'41"	27.31	52.68	S74°31'6"W	C34	19.24	58.00	19°00'16"	9.71	19.15	N80°29'57"W
C8	40.13	100.00	22°59'37"	20.34	39.86	N11°29'49"E	C35	31.30	78.00	22°59'37"	15.86	31.09	S11°29'49"W
C9	91.11	58.00	90°00'00"	58.00	82.02	N45°00'00"W	C36	56.55	36.00	90°00'00"	36.00	50.91	S45°00'00"E
C10	98.75	58.00	97°33'05"	66.20	87.25	S41°13'28"W	C37	61.29	36.00	97°33'05"	41.09	54.15	N41°13'28"E
C11	76.36	362.00	12°05'08"	38.32	76.22	N1°30'30"W	C38	81.00	384.00	12°05'08"	40.65	80.85	N1°30'30"W
C12	43.54	50.00	49°53'34"	23.26	42.18	N29°28'50"E	C39	39.45	384.00	5°53'08"	19.74	39.43	N4°36'30"W
C13	146.20	58.00	144°25'42"	180.80	110.46	S17°47'14"E	C40	41.55	384.00	6°11'59"	20.80	41.53	N1°26'04"E
C14	182.21	58.00	180°00'00"	INFINITY	116.00	N0°00'00"W	C41	113.10	36.00	180°00'00"	INFINITY	72.00	N0°00'00"W
C15	33.00	20.00	94°32'08"	21.65	29.38	S42°44'01"E	C42	113.10	36.00	180°00'00"	INFINITY	72.00	S0°00'00"E
C16	29.83	20.00	85°27'57"	18.48	27.14	S47°16'02"W	C43	37.15	2000.00	1°03'51"	18.58	37.15	S0°31'55"E
C17	23.56	15.00	90°00'00"	15.00	21.21	N45°00'00"W	C44	132.44	370.00	20°30'31"	66.94	131.73	N10°15'15"W
C18	37.67	2028.00	1°03'51"	18.64	37.67	S0°31'55"E	C45	88.69	352.50	14°24'57"	44.58	88.46	S81°48'28"E
C19	36.63	1972.00	1°03'51"	18.32	36.63	N0°31'55"W	C46	52.53	446.51	6°44'26"	26.30	52.50	S76°58'58"E
C20	142.46	398.00	20°30'31"	72.00	141.70	S10°15'15"E	C47	132.49	370.00	20°31'01"	66.96	131.79	S10°15'00"E
C21	8.03	58.00	7°55'41"	4.02	8.02	N3°57'50"W	C48	122.47	342.00	20°31'01"	61.90	121.81	S10°15'00"E
C22	83.08	58.00	82°04'19"	50.48	76.16	N48°57'50"W	C49	23.18	15.00	88°33'26"	14.63	20.94	S44°16'43"E
C23	93.11	58.00	91°58'34"	60.04	83.43	S44°00'43"W	C50	49.52	528.00	5°22'27"	24.78	49.51	N85°52'12"W
C24	5.64	58.00	5°34'31"	2.82	5.64	S4°45'49"E	C51	48.73	472.00	5°54'57"	24.39	48.71	N85°19'40"W
C25	64.89	362.00	1°06'11"	32.53	64.80	N2°24'58"W	C52	24.01	15.00	91°42'51"	15.46	21.53	S45°51'26"W
C26	11.47	362.00	1°48'56"	5.74	11.47	N3°37'35"E	C53	62.84	500.00	7°12'02"	31.46	62.80	N86°23'59"W
C27	23.57	58.00	2°31'46"	11.95	23.40	S42°47'14"W							



LAND USE	
TOTAL ACREAGE:	21.64 acres
PUBLIC OPEN SPACE:	2.56 acres
TOTAL LOTS:	28
NO. LOTS / ACRE:	1.29
ZONING:	SDF-20,000

ACCEPTANCE BY LEGISLATIVE BODY	
VINEYARD PLANNING COMMISSION CHAIR	VINEYARD ATTORNEY
DATE: __/__/__	DATE: __/__/__
VINEYARD ENGINEER	CITY MANAGER
DATE: __/__/__	DATE: __/__/__
CLERK/RECORDER	
DATE: __/__/__	

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. _____ DATE _____

BOUNDARY DESCRIPTION

Commencing at a point which is South 200.02 feet and West 1576.87 feet from the Northeast Corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 79.03 feet; thence South 19°09'17" West 187.46 feet; thence South 759.39 feet; thence South 01°03'51" East 508.10 feet; thence South 89°59'55" West 682.25 feet; thence North 04°32'03" East 675.28 feet; thence North 08°34'34" West 702.36 feet; thence East 597.60 feet; thence northerly 36.43 feet along the arc of a 172.00 foot radius curve to the left, the chord of which bears North 21°57'25" West 36.37 feet; thence northerly 111.56 feet along the arc of a 228.00 foot radius curve to the right, the chord of which bears North 14°00'30" West 110.45 feet; thence North 00°00'30" East 38.91 feet; thence northerly 2.22 feet along the arc of a 15.00 foot radius curve to the left, the chord of which bears North 03°43'55" West 2.22 feet; thence South 89°00'57" West 89.86 feet; thence easterly 88.69 feet along the arc of a 352.50 foot radius curve to the right, the chord of which bears South 81°48'28" East 88.46 feet; thence easterly 52.53 feet along the arc of a 446.50 foot radius curve to the left, the chord of which bears South 76°58'58" East 52.50 feet to the point of beginning. Parcel contains: 21.64 acres more or less.

Basis of bearing: The line between the Northwest Corner and the North Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and meridian which bears North 89°25'01" East.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS WESTBROOK AT WATERS EDGE PLAT "D", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20 ____.

SIGNATURE _____	PRINT NAME _____	TITLE & ENTITY _____
SIGNATURE _____	PRINT NAME _____	TITLE & ENTITY _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS THE ____ DAY OF _____, A.D. 20 ____ ,
PERSONALLY APPEARED BEFORE ME,

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____

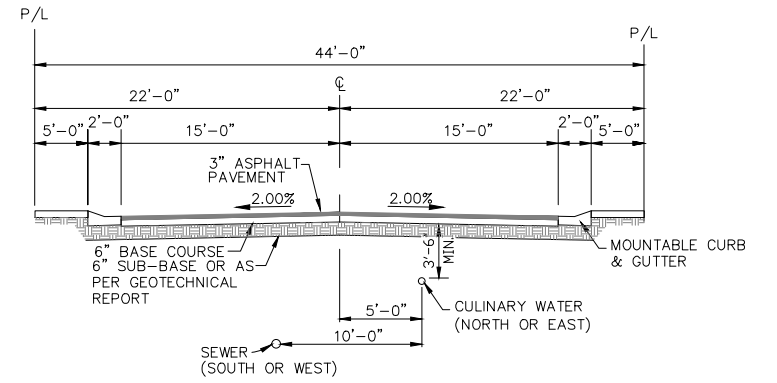
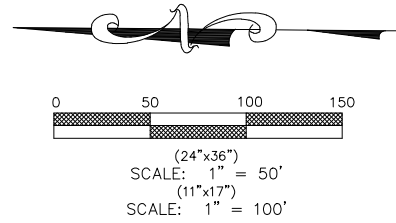
MY COMMISSION EXPIRES: _____

PHASE 9 PRELIMINARY PLAT JAMES BAY AT WATERS EDGE A RESIDENTIAL SUBDIVISION			
VINEYARD, UTAH COUNTY, UTAH SCALE: 1"= 60 FEET		RECORDING INFORMATION	
SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

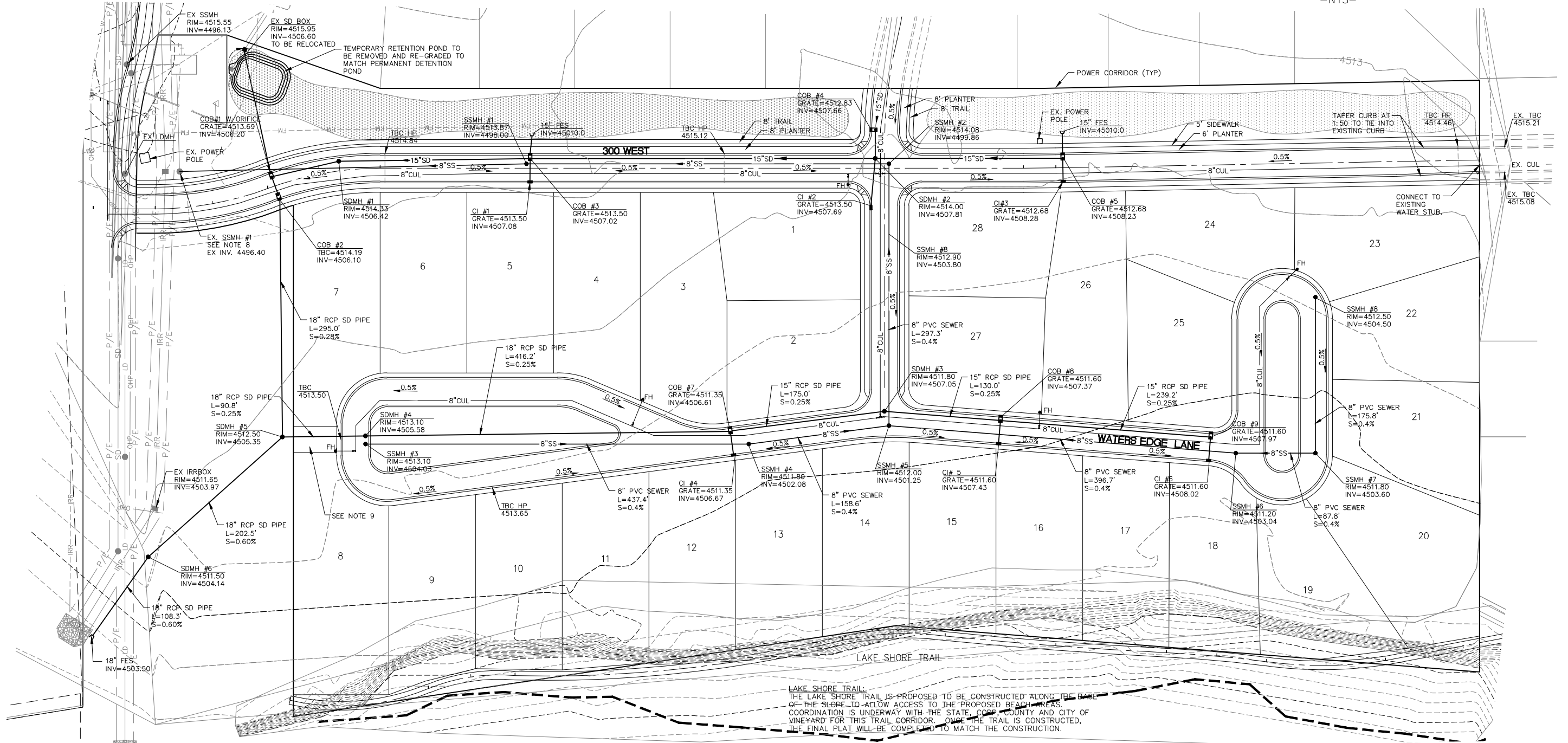
JAMES BAY AT WATERS EDGE PHASE 9 VINEYARD, UTAH

GENERAL NOTES:

- 1) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF VINYARD STANDARDS AND SPECIFICATIONS.
- 2) ONE (1) ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE TOWN OF VINYARD DESIGN STANDARDS, SHALL BE SUBMITTED TO THE TOWN UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER
- 3) PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
- 5) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF VINYARD DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
- 6) ALL LAND DRAIN MANHOLES TO BE 1.5 FEET DEEPER THAN SEWER MANHOLES.
- 7) ALL SEWER IS AT A MINIMUM OF 0.4% SLOPE.
- 8) CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING MANHOLE.
- 9) TRAIL CORRIDOR TO BE CONSTRUCTED AS AN EMERGENCY ACCESS TO AND THROUGH THE PARK. COORDINATE WITH TOWN DURING FINAL DESIGN ON MIN. REQUIREMENTS FOR ACCESS.



PRIVATE DRIVE TYPICAL SECTION
-NTS-



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			DESIGNED BY: TGT
2			DRAWN BY: TJT
3			CHECK BY: TGT
4			DATE: 02/28/18
J:\GIFFORD\VINEYARD NORTH\			CGDO FILE:

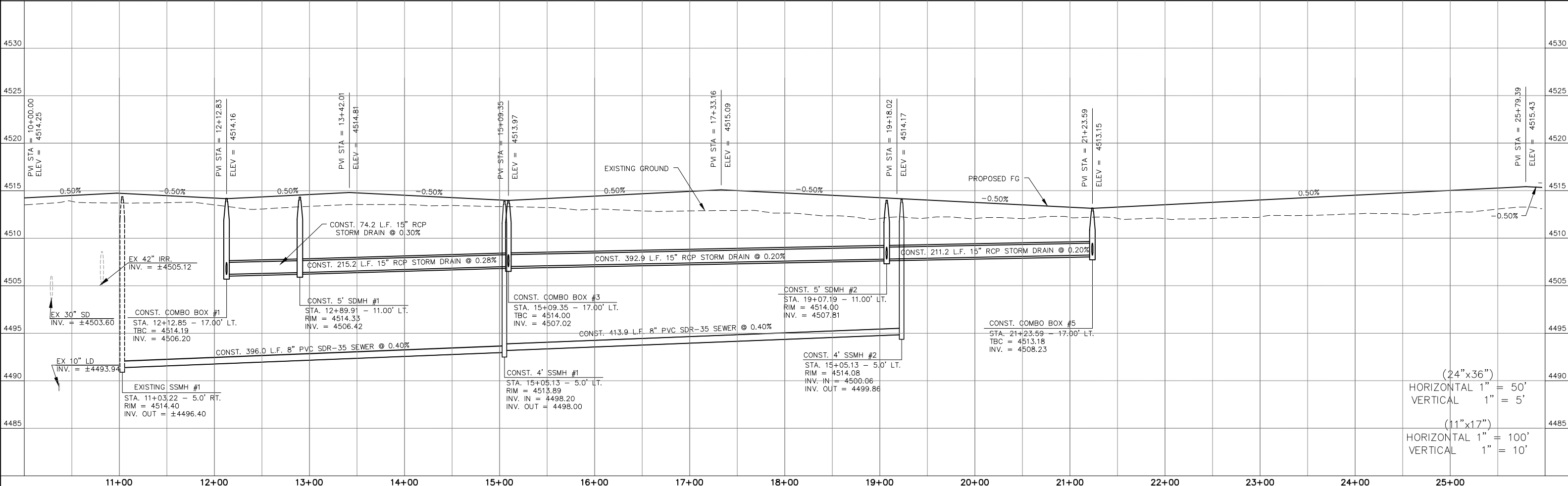
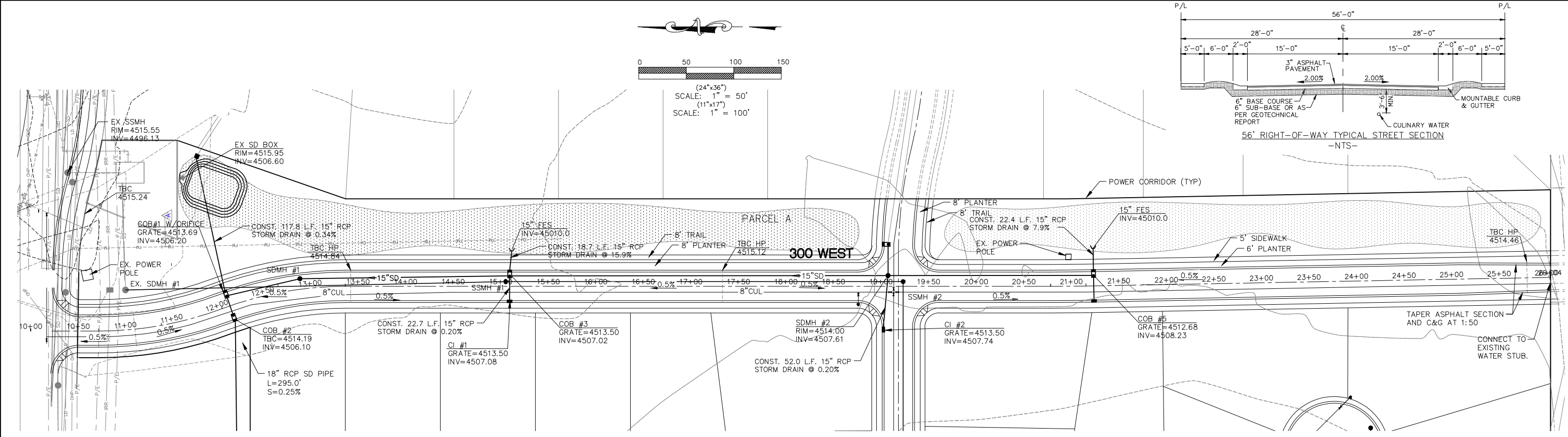
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

JAMES BAY AT WATERS EDGE
PHASE 9

PRELIMINARY UTILITY PLAN

JOB WSVINE
SHEET NO. 1





VINEYARD CITY COUNCIL STAFF REPORT

Date: March 14, 2018

Agenda Item: 9.5

From: Morgan Brim, Community Development Director

Department: Community Development

Subject: Public Hearing and consideration of an ordinance to amend Section 15.34.190 Drive-Thru Facilities

Background/Discussion:

The Planning Commission held a public hearing on March 7, 2018. There was no public comment given. The amendment has been vetted by the representative for the Starbucks and American First Credit Union development. The amendments include:

Chapter 15.34 Supplementary Development Standards, Section 15.34.190 Drive-Thru Facilities to provide building design standards for material, fenestration and buildings located on street corners; amending residential distance requirements, providing an exception for drive aisles to be located between the front façade and front property line, establishing drive aisle dimensions, providing requirements for screening and landscaping, restricting placement of menu boards, providing walkway requirements, and establishing zoning graphics to illustrate standards.

Amending Vineyard Zoning Ordinance Chapter 15.12 Establishment of District and Zoning Tables, Section 15.12.050, District Use Table, adding Drive-Thru Facilities as a permitted use in the RMU, FMU, RC and M Districts with reference to table note 7 which references Section 15.34.190, Drive-Thru Facilities. Including requirements to obtain a Conditional Use Permit for Drive-Thru Facilities with drive aisle located between the building front façade and front property line.

Recommendation:

Staff is recommending approval of the proposed updates to the zoning ordinance. The Planning Commission recommended approval to the City Council on March 7, 2018. The ordinance and draft language are attached to this staff report.

Attachments:

Ordinance with associated zoning text amendments

ORDINANCE NO. 2018-XX

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE CHAPTER 15.34: SUPPLEMENTARY DEVELOPMENT STANDARDS, SECTION 15.34.190 DRIVE-THRU FACILITIES, PROVIDING REFERENCE TO FOUR NEW ZONING FIGURES, PROVIDING BUILDING DESIGN STANDARDS FOR MATERIALS, FENESTRATION AND BUILDINGS LOCATED ON A STREET CORNER, AMENDING RESIDENTIAL DISTANCE REQUIREMENTS SEPARATING DRIVE-THRU FACILITIES FROM RESIDENTIAL USES TO INCLUDE A MEASUREMENT FROM THE RESIDENTIAL BUILDING AS OPPOSED TO PROPERTY LINES, PROVIDING AN EXCEPTION FOR DRIVE AISLES TO BE LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROEPRTY LINE, LIMITING DRIVE AISLES TO A WIDTH OF 14 FEET, PROVIDING REQUIREMENTS FOR SCREENING AND LANDSCAPING, RESTRICTING PLACEMENT OF MENU BOARDS AND INFRASTRUCTURE, ADDING REQUIREMENTS FOR WALKWAY MATERIAL, ADDING A DRIVE-THRU FACILITY FIGURE, DRIVE-THRU FACILITY WITH FRONT DRIVE AISLE FIGURE, SCREEN WALL SECTION DETAIL AND LANDSCAPED BERM SECTION; AMENDING CHAPTER 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, SECTION 15.12.050 DISTRICT USE TABLE, ADDING DRIVE-THRU FACILITIES AS A PERMITTED USE IN THE RMU, FMU, RC AND M DISTRICTS WITH REFERENCE TO TABLE NOTE SEVEN WHICH REFERENCE SECTION 15.34.190 DRIVE-THRU FACILITIES AND INCLUDING REQUIREMENTS TO OBTAIN A CONDITIONAL USE PERMIT FOR DRIVE-THRU FACILITIES LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROPERTY LINE. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on March 7, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on March 14, 2018; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF VINEYARD:

SECTION 1: AMENDMENTS TO ZONING ORDINANCE SECTION 15.34.190 are hereby adopted as follows:

See attached Exhibit A: Section 15.34.190 Drive-Thru Facilities.

SECTION 2: AMENDMENTS TO ZONING ORDINANCE SECTION 606 are hereby adopted as follows:

See attached Exhibit B: Section 15.12.050 District Use Table

SECTION 3: That the Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 4: REPEALER CLAUSE. All Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 5: SAVINGS AND SEVERABILITY CLAUSE. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate,

distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6: PUBLICATION. This Ordinance, or summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 7: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED by the Vineyard City Council, ----- 2018.

ATTEST:

Pam Spencer, City Clerk

Julie Fullmer, Mayor

Exhibit A: Section 15.34.190 Drive-Thru Facilities

15.34.190 Drive-Thru Facilities

1. **Purpose.** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements.** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards.** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. [\(See Figures 15.34.190\(1-4\)\)](#)
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.
 - e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - g. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings, [except as provided for in Part 11 of this section.](#)
 - h. Buildings with a drive-thru facility shall not contain parking ~~or drive aisle~~ between the front building ~~façade~~[façade](#) and street right-of-way.
 - i. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - j. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street facing ~~façade~~[façade](#) and the sidewalk.
 - [k.](#) Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.

5. Building Design.

- a. Buildings shall be placed at or near the street frontage of the site.
- b. Corner buildings shall be designed to address both streets directly.
- c. Equivalent fenestration shall be utilized for all street facing sides.
- ~~k-d.~~ A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.

5.6.Landscaping of the Drive-Thru Aisle. Landscaping shall be provided as described below:

- a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
- b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screens the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
- c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.

6.7.Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous four (4' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.

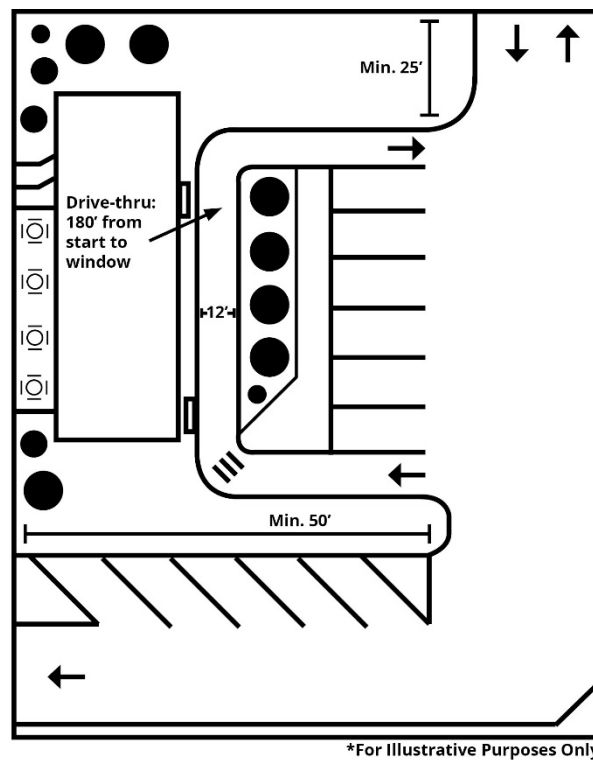
7.8.Hours of Operation. When located on a site within one hundred (100') feet of any residential ~~property building~~, measured from the proposed drive-thru facility to the nearest portion of a residential building ~~property lines of the residential property~~, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.

8.9.Signage. Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.

9.10. Parking and Loading. All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.

11. Noise. Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Figure 15.34.190(1) Drive-thru Facility



12. Drive Aisles in Front of Buildings. Through the provision of a conditional use permit, a drive aisle may be located between the building's front façade and front property line in compliance with the following standards:

- The drive aisle shall not contain parking.
 - The drive aisle shall not exceed a width of more than fourteen feet (14').
 - The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle.
 - No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front façade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190(2))
- a-c. Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.

Figure 15.34.190(2) Drive-thru Facility with Front Drive Aisle

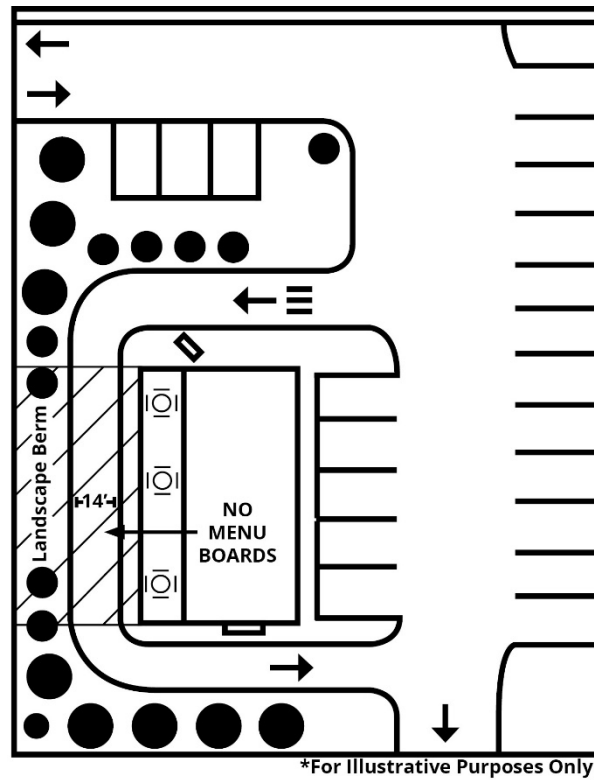


Figure 15.34.190(3) Section At Typical Screen Wall

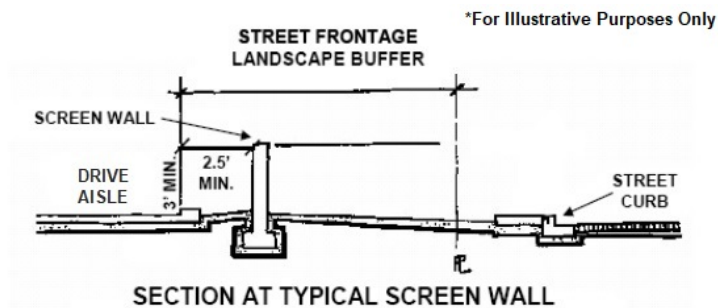


Figure 15.34.190(4) Section At Typical Landscaped Berm

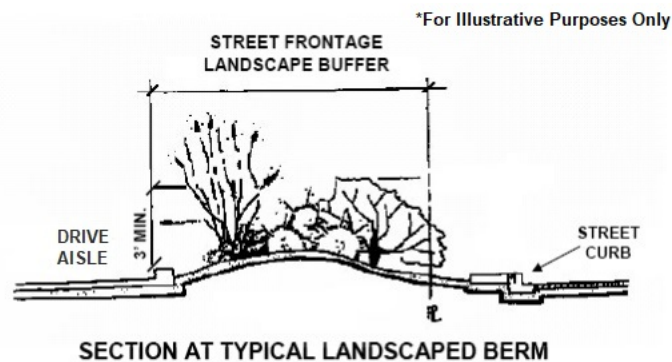


Exhibit B: Section 15.12.050 District Use Table

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
COMMERCIAL	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	N
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P ⁴	P ⁴	N	N
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N
	Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
	Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ³	P	P ³	N	N
	Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Sale or Rental or Sale - New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N
INSTITUTIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
PUBLIC AND INSTITUTIONAL	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N
	Environmental Remediation	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N
	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²
ACCESSORY USES	Accessory Building	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Domestic Livestock and Fowl	N	P ²	P ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Home Occupation	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Home Preschool	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
	Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
	Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
	Swimming Pool	P	C ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N
	Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵
	Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

- Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 30 of this ordinance are permitted.
- See Chapter 17 for additional use development standards.
- Use is allowed as an accessory use to a principle use.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
4	Use shall not exceed 25% of the net square footage of a single building or development.																	
5	See Chapter 13 for additional use standards.																	
6	See Chapter 24 for signage requirements.																	
7	<u>In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.</u>																	

15.34.190 Drive-Thru Facilities

1. **Purpose.** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements.** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards.** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. (See Figures 15.34.190(1-4))
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.
 - e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - g. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings, except as provided for in Part 12+ of this section.
 - h. Buildings with a drive-thru facility shall not contain parking ~~or drive aisle~~ between the front building ~~façadefaçade~~ and street right-of-way.
 - i. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - j. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street facing ~~façadefaçade~~ and the sidewalk.
 - k. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.

5. Building Design.

- a. Buildings shall be placed at or near the street frontage of the site.
- b. Corner buildings shall be designed to address both streets directly.
- c. Equivalent fenestration shall be utilized for all street facing sides.
- ~~k-d.~~ A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.

5.6.Landscaping of the Drive-Thru Aisle. Landscaping shall be provided as described below:

- a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
- b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screens the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
- c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.

6.7.Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous five-four (5' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.

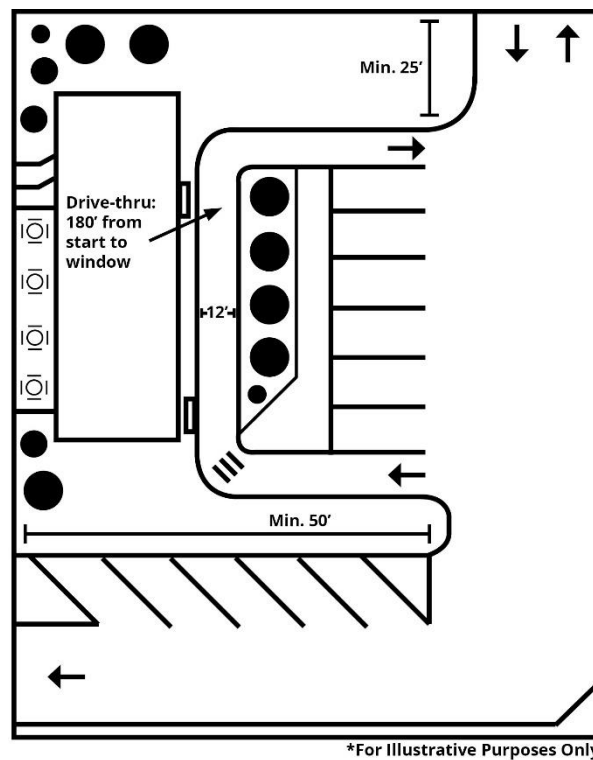
7.8.Hours of Operation. When located on a site within one hundred (100') feet of any residential ~~property-building~~, measured from the proposed drive-thru facility to the nearest ~~portion of a residential building-property lines of the residential property~~, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.

8.9.Signage. Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.

9.10. Parking and Loading. All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.

11. Noise. Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Figure 15.34.190(1) Drive-thru Facility



12. Drive Aisles in Front of Buildings. Through the provision of a conditional use permit, a drive aisle may be located between the building's front façade and front property line in compliance with the following standards:

- The drive aisle shall not contain parking.
 - The drive aisle shall not exceed a width of more than fourteen feet (14').
 - The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle.
 - No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front façade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190(2))
- a-c. Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.

Figure 15.34.190(2) Drive-thru Facility with Front Drive Aisle

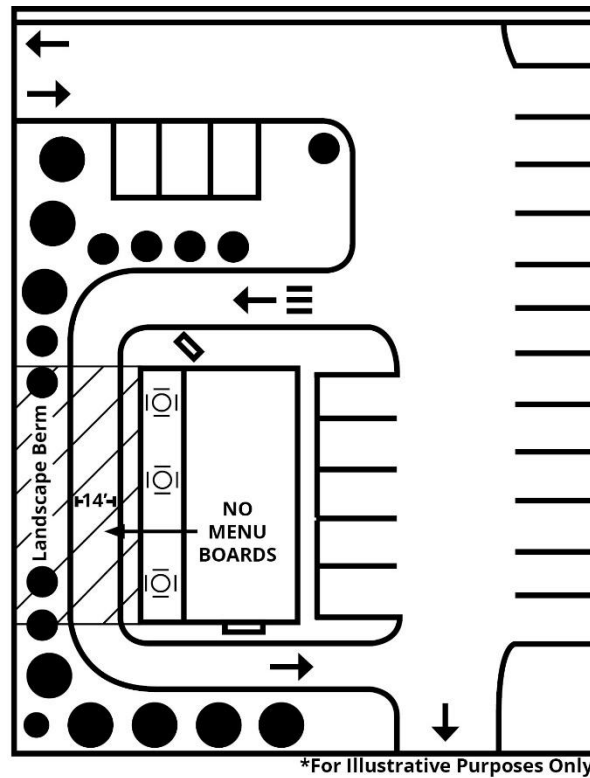


Figure 15.34.190(3) Section At Typical Screen Wall

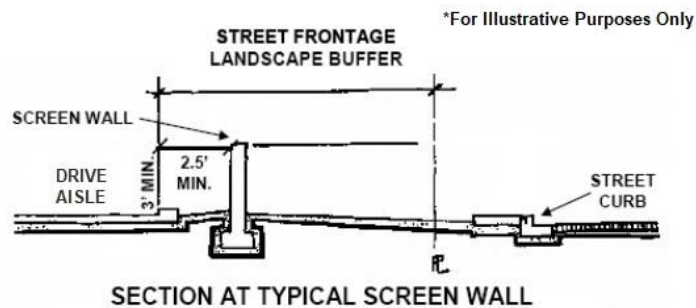
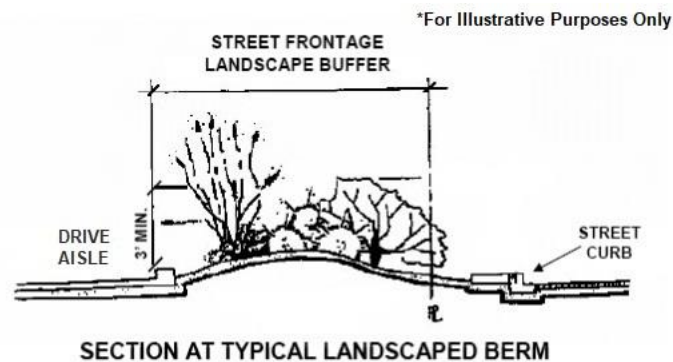


Figure 15.34.190(4) Section At Typical Landscaped Berm



P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

[illegible]

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^X = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
COMMERCIAL	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P ⁴	P ⁴	N	N
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N
	Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
	Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ³	P	P ³	N	N
	Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Sale or Rental or Sale - New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N
INSTITUTIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
PUBLIC AND INSTITUTIONAL	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N
	Environmental Remediation	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N
	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²
ACCESSORY USES	Accessory Building	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Domestic Livestock and Fowl	N	P ²	P ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Home Occupation	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Home Preschool	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
	Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
	Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
	Swimming Pool	P	C ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N
	Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵
	Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

- 1 Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 30 of this ordinance are permitted.
- 2 See Chapter 17 for additional use development standards.
- 3 Use is allowed as an accessory use to a principle use.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
4	Use shall not exceed 25% of the net square footage of a single building or development.																	
5	See Chapter 13 for additional use standards.																	
6	See Chapter 24 for signage requirements.																	
7	<u>In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.</u>																	



Date: March 14, 2018
Agenda Item: 9.6
From: Morgan Brim, Community Development Director (Planning Committee)
Department: Community Development
Subject: Consideration of Draft Vineyard Tree Manual, Tree Relocation Plan, and Hiring of Arborist Consultant

Executive Summary

The Planning Committee is made up of members representing planning, economic development, engineering, utility efforts in the city. The Planning Committee was organized by staff members in order to address problems associated with Vineyard's public realm. Specifically, this report represents our efforts to ensure the City's Urban Forest is healthy, appropriately located, and current conflicts with street trees are resolved. The Planning Committee proposes a three-fold approach to developing and maintaining our urban forest, which includes education, planning, and policy development.

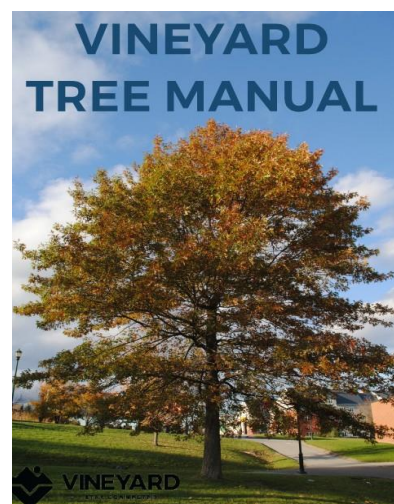
Background

In accordance with current City's street tree policies found in the zoning ordinance, most developments have installed street trees with a 20-foot spacing within parking strips abutting public streets. Due to the intense growth experienced by Vineyard over the last five years, the city has netted over 3,000 trees. This process was largely driven by the development community; unbridled, many existing street trees were chosen based on economics, and not for appropriate sizing, water usage, maintenance or other public considerations. An example of this can be found on Center Street. London Planes (Sycamores) were planted on the south and north sides of the street within five-foot parking strips. At full maturity, a London Plane can reach heights of 75-100 feet and a spread of around 80 feet. While they might make a nice park tree, a five-foot parking strip is much too narrow and will result in sidewalk dislocation, curb fractures, and conflicts with street lighting and signage.

Current code does not include standards for tree species, and only points to the Utah State University Extension as a suggested resource. The Planning Committee is proposing the adoption of the Vineyard Tree Manual as not only an educational resource to residents, but as a standard criterion for developers planting trees in the public right-of-way.

Discussion

To address concerns identified by the Planning Committee, several recommendations are provided to help link the city vision of being and interconnected, walkable, and sustainable



VINEYARD CITY COUNCIL STAFF REPORT

community, with future plans to be expressed in the General Plan update. The three-fold approach mentioned earlier in the report starts with education.

➤ Education

Education is a key part of helping to maintain a healthy urban forest. The Planning Committee has completed a draft of the Vineyard Tree Manual. This manual will provide a resource to residents and serve as a guide to developers. The manual provides details on where specific species should be planted. It establishes a tree list for appropriate parking strip and park trees with details on tree height, spread, pros and cons. This manual was not developed to be overly restrictive and is only considered a guideline for private property, but does serve as a requirement for public right-of-way. Developers wishing to install a tree not included in the manual may request an exemption from the Public Works Director. In addition to trees, the manual provides information on appropriate shrubbery, grasses, and ground cover options. An FYI form was also created to provide quick reference to residents and will be assessable from the website.

➤ Planning

An inventory of over 3,000 trees is a big responsibility and requires effective planning and maintenance. In the near future, the city will incorporate long-term planning strategies for the ongoing establishment of the urban forest, its maintenance and incorporation into the overall city trail and park network. At this time, the Planning Committee is recommending a phase one relocation plan to relocate 30 London Plane Trees on Center Street, Main Street and 300 West to more spacious public spaces that could benefit from added shade and wind breaks. These specific trees were identified as a priority over the next three months as they are the most likely to be associated with the problems described earlier. Further planning will be incorporated into the General Plan and a second phase of relocation will soon follow. The city has received a discounted bid of \$3,450, or \$115 per tree, by Wasatch Evergreen to complete phase one.

The city must also establish a detailed inventory of all trees. Some of the trees associated with current development have requirements for city reimbursement. Prior to expending funds to reimburse developers, it is necessary for the city to know if any street trees are dead, or unhealthy. It is the Planning Committee's recommendation that the city hire an arborist consultant to establish an inventory, identify healthy, dead and dying trees, and develop a GIS map of all trees. This inventory and associated map will be a powerful tool in future planning efforts. Tree Wise provided the city a bid of 15,937.50 to complete the aforementioned work. Both the costs of the arborist consultant, and the tree relocation phase one are included in the budget amendment.

➤ Policy Development

Future planning efforts need to align with the proposed Vineyard Tree Manual. Future zoning text amendments, primarily Chapter 15.40 Landscaping will require amendments to change conflicting provisions. Additionally, elements of the Vineyard Tree Manual will most likely need to be codified under ordinance. Additionally, the general plan will need to coordinate open space, parks and trails plans with the direction provided by the tree relocation plan and Vineyard Tree Manual.

RECOMMENDATION:

The Staff Planning Committee is requesting approval of budget amendments for the phase one tree relocation plan and to contract with an arborist consultant to establish a tree inventory. Approving the proposed budget amendment will be done separately from this agenda item. It is also recommended that the City Council adopt the Vineyard Tree Manual.

VINEYARD CITY COUNCIL STAFF REPORT

PROPOSE MOTION:

"I move to approve the proposed Vineyard Tree Manual"

ATTACHMENTS:

- Vineyard Tree Manual
- FYI Form
- Phase One Tree Relocation Plan
- Tree Relocation Bid
- Inventory Bid

VINEYARD TREE MANUAL



VINEYARD
STAY CONNECTED



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Purpose

The Vineyard Tree Manual is established to provide regulations necessary to insure the realization of benefits provided by a healthy urban forest. It is not intended to resolve or regulate disputes over trees on private property that do not affect general public safety. The Vineyard Tree Manual is provided to:

1. Implement the city's general plan and ensure compliance with established city codes and policies;
2. Promote the general welfare of the city by establishing and maintaining the maximum amount of canopy coverage to conserve energy and reduce heat-island effect;
3. Minimize or eliminate potential conflicts with public infrastructure including: sidewalks, curbs, gutters, sewer, fire hydrants, street lights and similar infrastructure;
4. Increase the environmental benefits of trees within the public right-of-way;
5. Insure appropriate placement and maintenance of trees in the public right-of-way while encouraging similar practices on private property;
6. Create quality landscaped spaces that are attractive and encourage public gathering and pedestrian travel; and
7. Maintain trees in a healthy, nonhazardous condition through the application of tree care and planting standards.
8. Provide a standardized list of appropriate tree species which are acceptable for Vineyard public spaces.

Definitions

Street trees: "Street trees" are herein defined as trees, shrubs, bushes and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.

Park trees: "Park trees" are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park.

How to Plant a Tree

Six things you should know when planting a tree.



1. Call Before You Dig - Several days before planting, call the national 811 hotline to have underground utilities located.

2. Handle with Care - Always lift tree by the root ball. Keep roots moist until planting.

3. Digging a Proper Hole - Dig 2 to 5 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.

4. Planting Depth - The trunk flare should sit slightly above ground level and the top-most roots should be buried 1 to 2 inches.

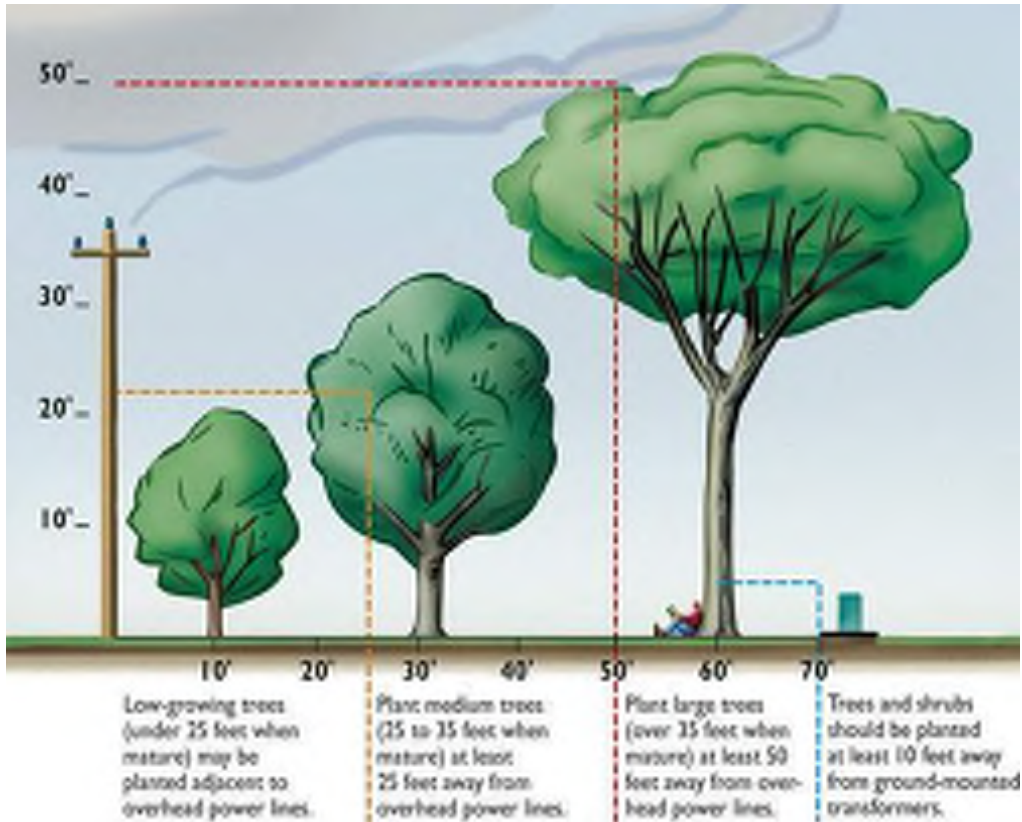
5. Filling the Hole - Backfill with native soil unless it's all clay. Tamp in soil gently to fill large air spaces.

6. Mulch - Allow 1 to 2 inch clearance between the trunk and the mulch. Mulch should be 2 to 3 inches deep.

For more tree-planting tips and information, visit arborday.org.

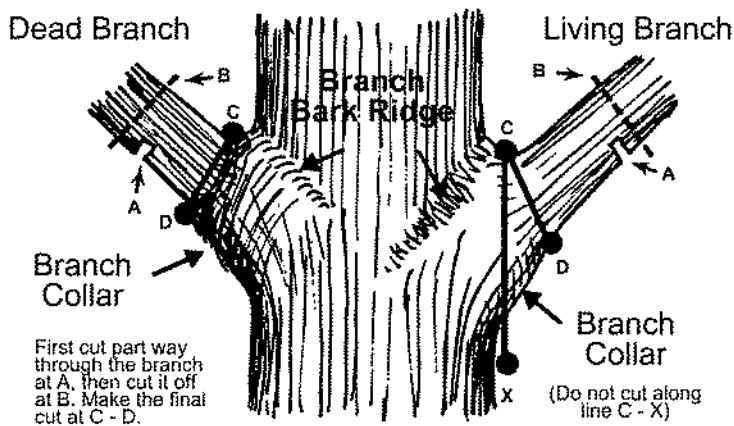
Source:  **Arbor Day Foundation**
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Tree Planting Safety

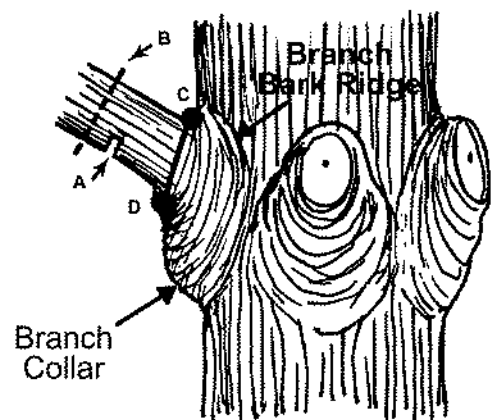


How to Properly Prune a Tree

Proper Pruning Principles



Hardwoods



Conifers

Spacing

The spacing of Street Trees will be in accordance with the three species size classes listed and tree spacing requirements are as follows: Class I Trees, 30 feet; Class II Trees, 40 feet; Class III Trees, 50 feet; except in special plantings designed or approved by a landscape architect.

Distance from Curb and Sidewalk

The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three species size classes, as are listed, and no trees may be planted closer to any curb or sidewalk than the following: Class I Trees, 2 feet; Class II Trees, 3 feet; Class III Trees, 4 feet.

Distance from Street Corners, Fire Hydrants and Street Lights

No Street Tree shall be planted closer than 35 feet of any street corner, measured from the point of nearest intersecting curbs or curblines. No Street Tree shall be planted closer than 10 feet of any fire hydrant. Street trees shall maintain a minimum distance of 50% plus two (2') feet of its canopy dimension at full maturity from established or planned street lights.

Utilities

No Street Trees other than those species listed as Class I Trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within ten (10') lateral feet of any underground water line, sewer line, transmission line or other utility. Trees are prohibited to be planted within a public utility easement.



Public Tree Care

The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

The City may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest, This Section does not prohibit the planting of Street Trees by any adjacent property owners providing that the selection and location of said trees is in accordance with the previous sections of this manual.

Tree Topping

It shall be unlawful as a normal practice for any person, firm, or city department to top any Street Tree, Park Tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this section at the determination of the City.

Pruning and Corner Clearance

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of 8 feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device or sign.

Dead or Diseased Tree Removal on Private Property

The City shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the City. The City will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within sixty days after the date of service of notice. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal on the owners property tax notice.

Removal of Stumps

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.



Tree Species to be Planted

The following list constitutes the official tree species for Vineyard, Utah. No species other than those included in this list may be planted as Street or Park Trees without permission of the City. However, the Public Works Director, or his representative, may approve another species in keeping with the general intent of this policy.

Trees Not Permitted	
Aspen	Kwanzan Flowering Cherry
Box Elder	Londonplane (Except as listed)
Brittoli Horse Chestnut	Orchard Trees
Chinese Fringe	Russian Olive
Chinese Lantern	Siberian Elm
Cottonwood	Yellowwood
Honey Locust (Except hybrid species as identified below)	Yoshino Flowering Cherry



Class I Trees

The trees in this section are smaller trees, which normally do not reach a large height or trunk diameter. They are ideal for planting in parking strips and islands of 4 to 5 ft. in width, as well as small yards. All trees and plants noted are available in local retail and wholesale outlets.

Callery Flowering Pear

Shape: Pyramidal/Upright

Zone: 4-7

Size: 25' x 15'

Water: Moderate

Use: Ideal for parking strips and small yards

Features: White flowers in the spring, dark red fall leaves

Problems: Much stronger and resistant to fire blight than any other cultivar



Crimson Cloud Hawthorn

Shape: Oval/Upright

Zone: 4-8

Size: 25' x 18'

Water: Moderate

Use: Parking strips and yards

Features: Pink/white flowers in spring with persistent small red fruit that persists through winter

Problems: The tree has thorns, however it is the most disease resistant of the type



Japanese Ivory Silk Lilac

Shape: Rounded

Zone: 4-7

Size: 25' x 25'

Water: Moderate

Use: Ideal for small yards and parking strips

Features: White flowers in the spring, yellow fall leaves

Problems: Fairly susceptible to Lilac Bores



Norwegian Sunset Maple

Shape: Pyramidal/Spreading

Zone: 3-7

Size: 25' x 20'

Water: Moderate

Use: Small yards and parking strips (5-6')

Features: Bright red foliage in the fall

Problems: No serious disease issues, its aggressive roots are an issue for water pipes; the tree produces a winged 1" seed



Prairie Fire Crabapple

Shape: Rounded/Spread

Zone: 4-7

Size: 20' x 20'

Water: Moderate

Use: Ideal for small yard and parking strip

Features: Dark pink spring flowers, dark red small (1/4") persistent fruit, bronze/radish fall leaves

Problems: Disease resistance, adaptable, drought tolerant



Robinson Crabapple

Shape: Rounded

Zone: 4-7

Size: 25' x 25'

Water: Moderate

Use: Ideal for small yards and parking strips

Features: Pink spring flowers, small dark red persistent fruit, bronze green fall leaves

Problems: Generally disease resistant, soil adaptable, drought tolerant



Spring Snow Crabapple

Shape: Rounded/Upright

Zone: 4-7

Size: 25' x 20'

Water: Moderate

Use: Ideal for small yard and parking strip

Features: White spring flowers small (3/8") persistent red fruit, yellow fall leaves

Problems: Resistant to blight and other diseases, soil adaptable, drought tolerant



Class II Trees

Trees in this section are considered medium in size, under 45' high. These trees require more space than Class I trees, parking strips over 5' and medium sized yards. Refer to mature tree dimensions.

Aristocrat Pear

Shape: Pyramidal

Zone: 5-8

Size: 35' x 25'

Water: Moderate

Use: Good street, parking strip/island or yard tree, drought and clay soil tolerant

Features: Profuse white spring flowers, deep purple/red leaves in fall

Problems: Susceptible to Fire Blight



Frontier Elm

Shape: Pyramidal

Zone: 4-7

Size: 40' x 20'

Water: Moderate

Use: Good street and yard tree, long lived, drought, urban tolerant and soil adaptable

Features: Red/purplish fall color, gray green bark, pea size seed

Problems: Hybrid, resistant to Elm disease and bugs



Ginkgo (Male Cultivar only)

Shape: Irregular Pyramid

Zone: 3-8

Size: 45' x 30'

Water: Low

Use: Outstanding street, parking strip and yard tree, long lived, heat, wind, cold tolerant soil adaptable

Features: Yellow fall leaves that the tree drops in one day

Problems: Very slow grower, female tree produces a foul smelling fruit

***This is the most versatile, long -lived and adaptive tree**



Golden Rain Tree

Shape: Irregular Rounded

Zone: 5-8

Size: 30' x 30'

Water: Moderate

Use: Street and parking strip /island tree, drought, wind, heat and cold tolerant, soil adaptable

Features: Abundant flower clusters mid summer, yellow fall color, followed by small brown lantern shaped paper-like seedpods.

Problems: Pea size seeds



Prospector Elm

Shape: Upward Vase

Zone: 4-7

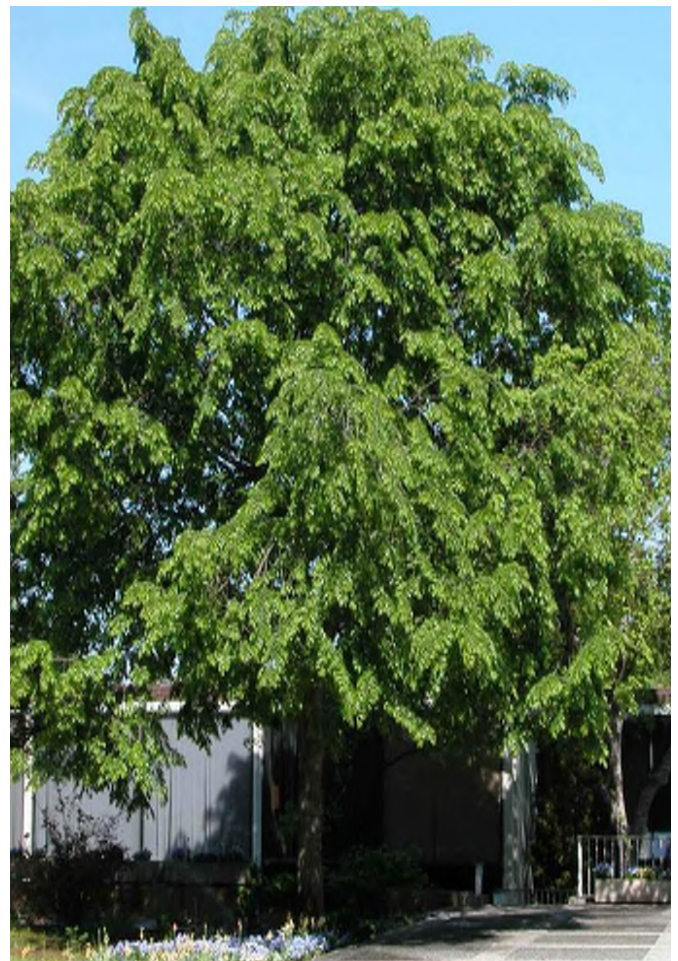
Size: 40' x 30'

Water: Moderate

Use: Good street, shade and yard tree, long lived, drought tolerant and soil adaptable

Features: Yellow fall color, ridged gray bark, pea size seed

Problems: Hybrid, few issues



Shademaster Honeylocust

Shape: Vase

Zone: 5-9

Size: 45' x 35'

Water: Low

Use: Very good street and yard tree, this cultivar has no thorns and seed pods, drought, salt and clay soil tolerant

Features: Leaves are small; in spring a bright light green to yellow green

Problems: Some cases of bores and leaf spot in wet years

***Only the cultivar GLENDISTA can be used, no others**



Village Green Zelkova

Shape: Rounded Vase

Zone: 5-9

Size: 40' x 30'

Water: Moderate

Use: Drought tolerant, good street and shade tree

Features: Dark green foliage turns rust red/orange in the fall, small wingless seeds

Problems: None



Class III Trees

These trees are typically long lived; attain large heights and trunk diameters. Lots of space is also required to accommodate these trees due to the large size of these trees they will require deeper watering.

Bloodgood London Planetree

Shape: Loose Pyramidal

Zone: 5-8

Size: 80' x 60'

Water: Moderate

Use: Large long-lived shade tree, tolerant of salt, drought, clay soil, for large open public areas

Features: Large light green leaves, no effective fall color, large (1") spine covered fruit, multi-colored peeling bark

Problems: Aggressive surface roots, do not use near sidewalks, curbs and buildings, this is a messy tree



Bur Oak

Shape: Pyramid

Zone: 4-8

Size: 65' x 50'

Water: Moderate

Use: Large, long-lived shade tree requiring a large space (Promenade), tolerant of poor soil, drought

Features: Large dark green leaves that turn yellow/brown in the fall

Problems: None, other than acorns and the deer that love them



English Oak

Shape: Upright Spreading

Zone: 3-8

Size: 70' x 50'

Water: Moderate

Use: Requires a large amount of space, large, long-lived shade tree, moderately tolerant of salt, drought, adaptable to poor soil

Features: Large dark green leaves that turn yellowish brown in fall

Problems: None, other than acorns and some surface roots



Espresso Kentucky Coffee Tree

Shape: Oval

Zone: 3-7

Size: 65' x 50'

Water: Moderate

Use: Large shade tree to be used in large open areas (Promenade)

Features: Large compound green leaves that turns yellow in the fall, long-lived, tolerant of drought and salt, adaptable to poor soils

Problems: None, this cultivar is the seedless type only



Evergreen Trees

These trees vary in size thus use and location. For residential use keep in mind the width of tree at maturity. All are evergreen thus most attractive in the winter scape. All require regular water in first growing season and reduced amount afterward. No other maintenance required.

Austrian Pine

Shape: Pyramidal

Zone: 3-7

Size: 40' x 60'

Water: Moderate

Use: Good shade tree and screening tree, very tolerant of adverse conditions

Features: Deep green foliage, 3" pine cones

Problems: None



Black Hills Spruce

Shape: Pyramidal

Zone: 2-6

Size: 40' x 20'

Water: Moderate

Use: Large public space, hardy tree tolerant of wind, heat, cold, clay, drought and deer

Features: Blue/gray foliage, new growth bright green

Problems: None



Blue Wonder Spruce

Shape: Columnar/Pyramidal

Zone: 3-8

Size: 6' x 3'

Water: Moderate

Use: Decorative, tolerant of poor soil, salt, drought, heat, cold and deer

Features: Silver blue year-round color

Problems: None



Cupressina Norway Spruce

Shape: Columnar

Zone: 2-7

Size: 20' x 8'

Water: Moderate

Use: Decorative, tolerant of heat, cold, deer, poor soil, deer and wind

Features: Winter color, dense green foliage, uniform shape

Problems: None



Hoops Blue Spruce

Shape: Pyramidal

Zone: 2-7

Size: 35'x 20'

Water: Moderate

Use: Large public space, tolerant of deer, heat, cold, poor soil

Features: Silver blue/gray color, new growth bright blue

Problems: None



Mugo Pine

Shape: Mounding/Spread

Zone: 2-8

Size: 3' x 5' to 10' x 15', depending on cultivar

Water: Moderate

Use: Decorative, very hardy tolerant of clay, salt, heat, cold and deer don't like them

Features: Winter color, small pinecones (1")

Problems: Accumulation of needles under tree limits grass growth



Norway Spruce

Shape: Pyramidal

Zone: 2-7

Size: 50' x 30'

Water: Moderate

Use: Large tree for public places, tolerant tree, good wind and sound barrier

Features: Dark green foliage year round, cone bearing

Problems: None



Wichita Blue Juniper

Shape: Columnar

Zone: 2-7

Size: 15' x 5'

Water: Moderate

Use: Decorative, tolerant of wind, cold, heat, poor soil, deer

Features: Green blue foliage, no berries

Problems: None



Decorative Tall Grasses

These plants are known for their summer and fall colors, varied texture, and movement. Once established they require little maintenance. Water regularly at first then cut back other than in the hottest months. Cut back to 3" or 4" above ground in late winter (March). All of them are perennials that return each spring.

Karl Foerster Grass

Shape: Upright Clump

Zone: 4-8

Size: 5' x 3'

Water: Moderate/Low

Use: Decorative, narrow space with rock accents/mulch, very hardy

Features: Feathery tan seed plumes, none invasive

Problems: None



Overdam Feather Reed Grass

Shape: Upright Clump

Zone: 4-8

Size: 5' x 2'

Water: Moderate

Use: Hardy, Decorative, narrow space with rock mulch or as an accent in larger planting.

Features: A variegated leaf of green and yellow with gold plums in late summer through the winter

Problems: None



Porcupine Grass

Shape: Upright Clump

Zone: 4-9

Size: 6' x 3'

Water: Moderate

Use: Decorative, fits well in corners or narrow spaces with rock mulch or in large plantings

Features: Bright green leaves with yellow horizontal stripes, and a reddish summer plume that persists through winter

Problems: None



Zebra Grass

Shape: Upright Clump

Zone: 4-8

Size: 6' x 3'

Water: Moderate/Low

Use: Decorative, narrow space with rock mulch or an accent in a larger planting, very hardy

Features: Bright green with white horizontal stripes, silvery white plumes in late summer through winter

Problems: None



Decorative Shrubbery

These plants have been chosen because they are all adaptable to our soil and climate. Most of them require some late winter upkeep and pruning for size control and aesthetics. Each should be watered deeply and regularly in the first season in order to develop a good root system, with watering occurring weekly in the following seasons.

Cheyenne Privet

Shape: Upright

Zone: 4-8

Size: 8' x 5'

Water: Low

Features: Deciduous, deep green foliage with white flowers, hardiest of all privets



Dart's Gold Ninebark

Shape: Upright

Zone: 3-8

Size: 4' x 5'

Water: Low

Features: Deciduous, lime green foliage with white flowers, clusters in Spring, available in multiple cultivars

Problems: None



Diabolo Ninebark

Shape: Upright

Zone: 3-8

Size: 4' x 8'

Water: Low

Features: Deciduous, purple foliage with white/pink flowers, clusters in Spring, available in multiple cultivars

Problems: None



Dwarf Globe Blue Spruce

Shape: Upright

Zone: 2-8

Size: 4' x 5'

Water: Low

Features: Dwarf evergreen, densely branched and flat-topped

Problems: None



Forsythia

Shape: Upright/Slightly Weeping

Zone: 4-9

Size: 12' x 12'

Water: Low

Features: Deciduous shrub with bright yellow flowers

Problems: Needs full sunlight during April and May



Golden Spirit Smoke Bush

Shape: Upright

Zone: 4-8

Size: 8' x 6'

Water: Low

Features: Lime green foliage with smoke-like pink plumes in Summer, coral orange Fall color

Problems: Prune in late Winter to control shape and size



Green Beauty Boxwood

Shape: Upright

Zone: 5-9

Size: 5' x 5'

Water: Low

Features: Holds green color in the coldest weather, as well as the Summer heat, good for shearing

Problems: None



Ivory Halo Dogwood

Shape: Upright

Zone: 3-7

Size: 6' x 6'

Water: Low

Features: Deciduous, variegated green and white foliage with red twigs in the Winter, available in multiple cultivars

Problems: None



Lodense Privet

Shape: Upright

Zone: 4-8

Size: 4' x 4'

Water: Low

Features: Ideal for low hedges semi-deciduous, dark green leaves, compact

Problems: None



My Monet Weigela

Shape: Upright

Zone: 4-8

Size: 2' x 2'

Water: Low

Features: Deciduous, variegated pink/white foliage with showy flowers, available in multiple cultivars

Problems: None



Nugget Ninebark

Shape: Upright

Zone: 3-8

Size: 5' x 6'

Water: Low

Features: Deciduous, yellow/green foliage with white/pink flower clusters in the Spring, available in multiple cultivars

Problems: None



Petite Plum Ninebark

Shape: Upright

Zone: 3-8

Size: 5' x 5'

Water: Low

Features: Deciduous, dark burgundy foliage with pink flower clusters in the Spring, available in multiple cultivars

Problems: None



Potentilla

Shape: Upright

Zone: 4-8

Size: 3' x 3'

Water: Low

Features: Deciduous, flowers between May through September in a variety of colors, depending on the cultivar

Problems: None



Summer Snowflake Viburnum

Shape: Spreading

Zone: 4-8

Size: 6' x 5'

Water: Low

Features: Deciduous, green foliage with white Spring flowers

Problems: None



Wine and Roses Weigela

Shape: Upright

Zone: 4-8

Size: 5' x 4'

Water: Low

Features: Deciduous, re-blooms mid-Summer, dark foliage with pink flowers, available in multiple other cultivars

Problems: None



Ground Cover

These plants have been chosen because they are all considered to be waterwise. They each require regular deep watering in the first year as they develop their root system. Following the first year they only need watering once a week. They are all soil adaptable, deer resistant, drought, cold and heat tolerant.

Cranberry Cotoneaster

Shape: Spreading

Zone: 4-7

Size: 3' x 5'

Water: Low

Features: Deciduous, red Fall berries

Problems: None



Creeping Cotoneaster

Shape: Spreading

Zone: 4-7

Size: 1' x 10'

Water: Low

Features: Deciduous, red Fall berries

Problems: None



Dwarf Japanese Garden Juniper

Shape: Spreading

Zone: 3-9

Size: 1' x 6'

Water: Low

Features: Dark green, evergreen

Problems: None



Fire Spinner Ice Plant

Shape: Spreading

Zone: 5-8

Size: 1" x 18"

Water: Low

Features: Water-wise evergreen, available in multiple colors

Problems: None



Japanese Garden Juniper

Shape: Spreading

Zone: 3-9

Size: 1' x 5'

Water: Low

Features: Blue-green, evergreen

Problems: None



Jazzy Jewel Juniper

Shape: Spreading

Zone: 3-9

Size: 2' x 6'

Water: Low

Features: Variegated green/gold, evergreen

Problems: None



Prostrate Rock Cotoneaster

Shape: Spreading

Zone: 4-7

Size: 3' x 6'

Water: Low

Features: Deciduous, red Fall berries

Problems: None



Sea of Gold Juniper

Shape: Spreading

Zone: 3-9

Size: 3' x 4'

Water: Low

Features: Yellow/green, evergreen

Problems: None



Slowmound Mugo Pine

Shape: Rounded

Zone: 2-8

Size: 2' x 3'

Water: Low

Features: Evergreen

Problems: None



Voodoo Red Leaf Sedum

Shape: Spreading

Zone: 4-9

Size: 4" x 15"

Water: Low

Features: Water-wise evergreen

Problems: None



Other Plants and Flowers

Adams Needle Yucca

Shape: Mounded

Zone: 4-9

Size: 3' x 4'

Water: Low

Features: Green sword-shaped leaves with white flowers, evergreen

Problems: None



Bee Balm

Shape: Spreading

Zone: 4-9

Size: 3' x 2'

Water: Low

Features: Hardy perennial, multiplies and forms colonies by self-seeding

Problems: Prune 2-4" in early Spring



Bright Edge Yucca

Shape: Mounded

Zone: 4-9

Size: 3' x 4'

Water: Low

Features: Yellow-edge sword-shaped leaves with white flowers, evergreen

Problems: None



Gaillardia

Shape: Spreading

Zone: 3-10

Size: 3' x 3'

Water: Low

Features: Yellow/green, evergreen

Problems: Self-seeding and spreading



Golden Sword Yucca

Shape: Mounded

Zone: 4-9

Size: 3' x 4'

Water: Low

Features: Evergreen

Problems: None



Ivory Tower Yucca

Shape: Mounded

Zone: 4-9

Size: 3' x 4'

Water: Low

Features: Yellow/green, evergreen

Problems: None



Orange Daylily

Shape: Mounded

Zone: 2-9

Size: 14" x 15"

Water: Low

Features: Evergreen

Problems: Self-seeding and spreading



Russian Sage

Shape: Upright

Zone: 4-9

Size: 4' x 4'

Water: Low

Features: Yellow/green, evergreen

Problems: None



Stella D'Oro Daylily

Shape: Mounded

Zone: 2-9

Size: 2' x 2'

Water: Low

Features: Evergreen

Problems: None



Vineyard Planning Department
125 S. Main Street
Vineyard, UT 84058
(801) 226-1929



VINEYARD
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FOR YOUR INFORMATION

Tree Planting and Care

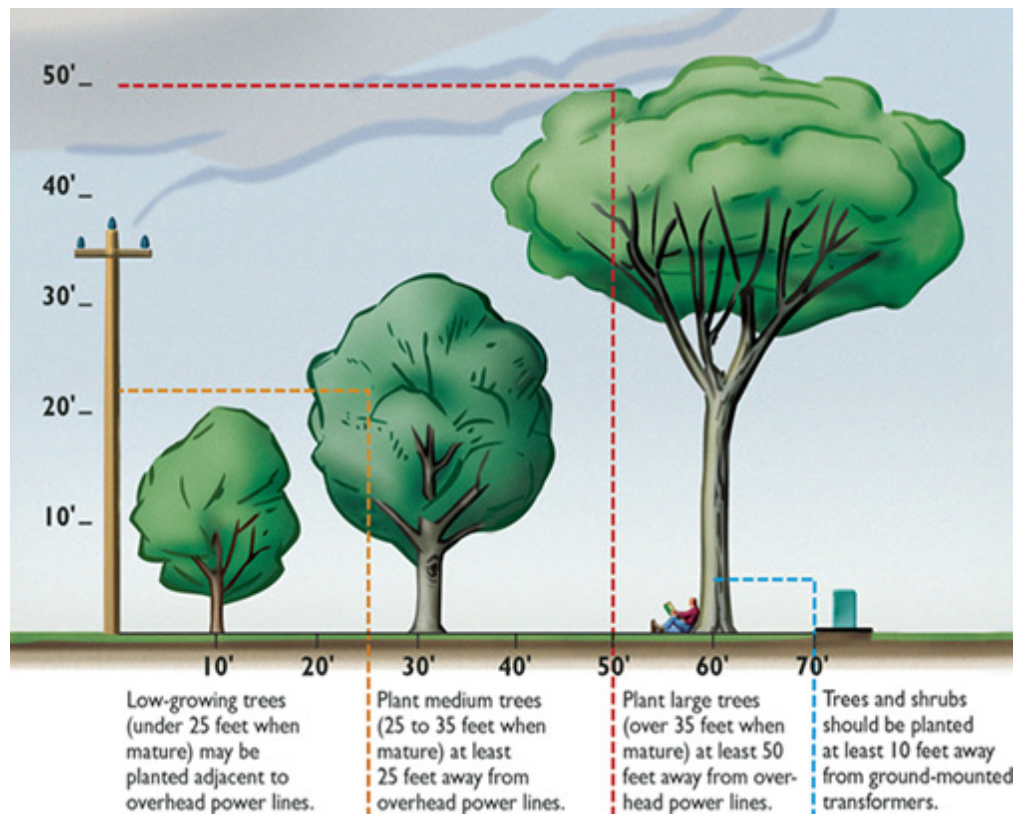
Which trees am I allowed to plant?

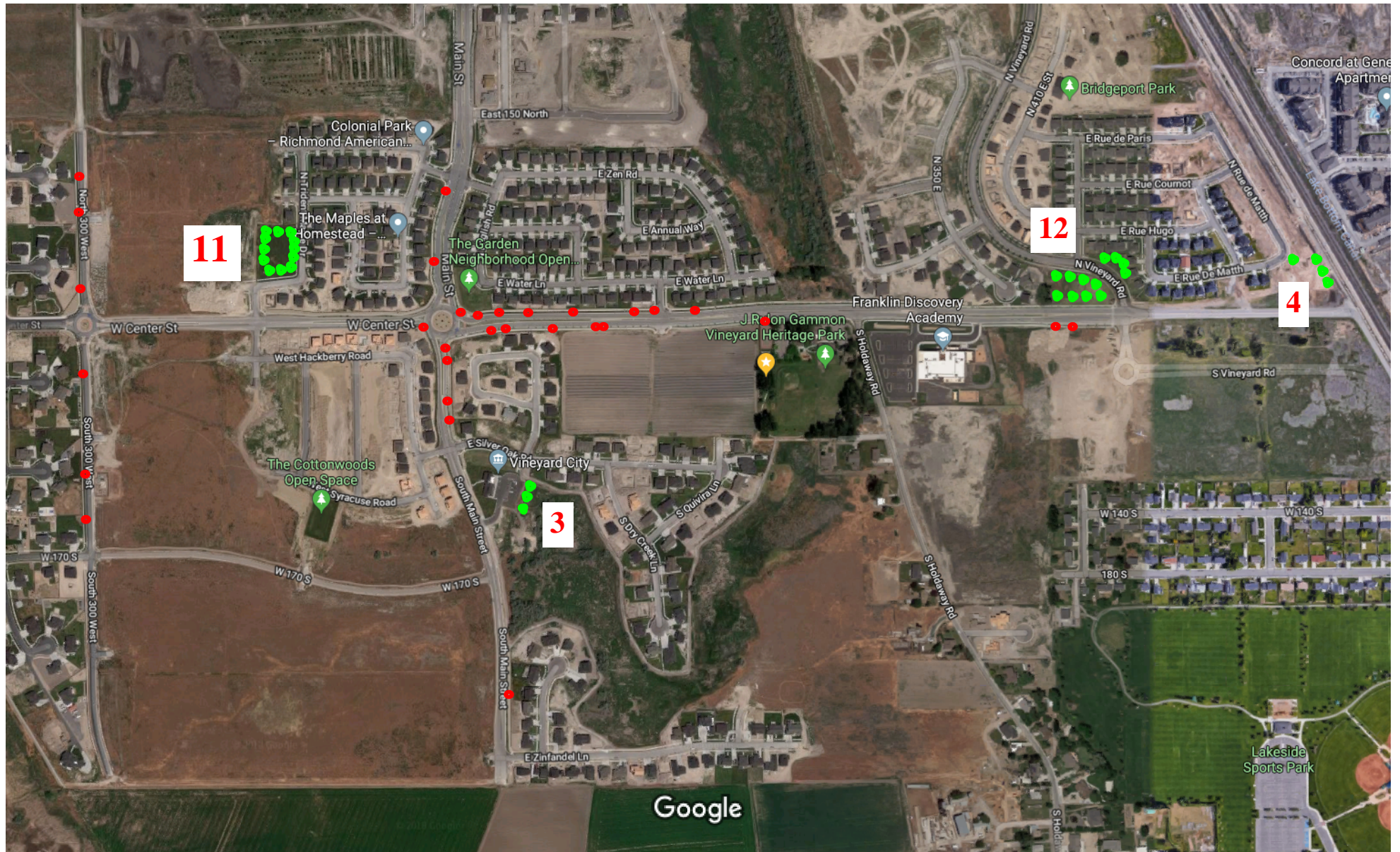
A comprehensive list of the trees that you are and are not allowed to plant can be found here. Additionally, plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible.

What do I need to know about tree planting?

The spacing of Street Trees will be in accordance with the three species size classes listed and tree spacing requirements are as follows: Class I Trees, 30 feet; Class II Trees, 40 feet; Class III Trees, 50 feet.

Additionally, no Street Trees other than those species listed as Class I Trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within ten (10') lateral feet of any underground water line, sewer line, transmission line or other utility. Trees are prohibited to be planted within a public utility easement.





Phase I Relocate 30 trees.

- - Indicates tree to be relocated
- - Indicates to where tree will be relocated.



**WASATCH
EVERGREENS**

Dan English
12727 Whisper Brook Bay
Draper, UT 84020
801-654-4657
dan@wasatchevergreens.com

**Proposal: Vineyard City
Phase I Tree Relocation Project**

30 London Plane Trees (*Platanus x acerifolia*) removed from street locations and transplanted throughout different areas of Vineyard City. All trees will be transplanted using a Dutchman 420i tree spade. Soil removed from new planting sites will be replaced.

COST: \$115.00 per tree

*Traffic control will be provided by Vineyard City

Tree Inventory Bid Checklist

- Approximate number of trees to be inventoried
- ISA Certified Arborist required
- ISA Tree Risk Assessment Qualification (TRAQ) required
- Ability to implement various cost approach methods to plant appraisal, including:
 - **Replacement cost method:** Used to appraise trees, shrubs or vines - where the value of the landscape plant is based on the cost of replacing a plant of the same or of a comparable species and size in the same place.
 - **Trunk formula method:** Used to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Determination of the value of the tree is based on the cost of the largest commonly available transplantable tree and the cost of installation, plus the increase in value due to the larger size of the tree being appraised.
 - **Cost of repair method:** Used to appraise damage to a tree. The loss of value of the damaged plant is required to calculate. As a comparison, the value of the plant can be found using the replacement cost method of the trunk formula method, and the percentage loss in value due to the calculated amount of damage.
 - **Cost of cure method:** Used when extensive damage is occurs to a plant and surrounding structures (e.g., tree root and sidewalk damage due to road widening). The purpose is to appraise the treatments required to return the property to a reasonable approximation of its original condition.
- Ability to testify as an expert witness should any appraisal claims end up in the courtroom
- Determine data delivery format (I propose .csv)
- Determine data delivery timeframe
- Include any mapping requirements

Appraisal resources:

- Appraisal methods come from “Guide to plant Appraisal, 9th Edition, ISA, 2000”
- Tree species ratings come from USU Extension publication; “Species ratings for landscape tree appraisal in Utah, Kuhns, 2012”

Proposed data collection fields (note: fields are customizable according to specific needs)

- Tree_ID
- Common_Name
- Scientific_Name
- Species_Rating
- Diameter
- Height
- Spread
- Tree_Condition
- Root_Health
- Trunk_Health
- Scaffold_Branches
- Small_Branches
- Foliage_Health
- Condition_Rating
- Site_Rating
- Site_Contribution
- Placement_Rating
- Location_Rating
- Maintenance_Priority
- Maintenance
- Comments
- Additional_Notes
- Appraised_Value

** Primary factors contributing to overall tree valuation*

PROPOSAL

304 Scenic Drive
Alpine, UT 84004
Phone: (801) 360-8886
Email: treewiseutah@gmail.com
Website: treewiseutah.com

2/16/2018

CLIENT

Sullivan Love
The Town of Vineyard
125 South Main Street
Vineyard, UT 84058
slove928@yahoo.com



SERVICE	DESCRIPTION	QTY	UNIT PRICE	TOTAL
Tree Inventory	Inventory and appraisal of all city owned tree assets	2500	8.50	21,250.00
				-
				-

Other Notes

Georeferenced locations will be provided for all tree assets. Finalized data will be delivered within 1-week of project completion. Data will be delivered in csv format, unless specified otherwise, where it can be managed in excel or ArcGIS.

**Proposal is valid through 4/16/2018*

SUBTOTAL	21,250.00
TAX	
OTHER	25% Discount
TOTAL	\$ 15,937.50